

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING AGENDA  
CITY COUNCIL CHAMBERS  
TUESDAY, DECEMBER 12, 2023 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, December 12, 2023, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements, or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at [gschindler@sjc.utah.gov](mailto:gschindler@sjc.utah.gov) by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

**Join South Jordan Planning Commission Electronic Meeting December 12, 2023 at 6:30 p.m.**

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
  - [C.1.](#) October 24, 2023 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**



## H. ADMINISTRATIVE PUBLIC HEARINGS

### H.1. DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A PRELIMINARY SUBDIVISION

Address: 5208 W Black Twig Drive

File No: PLPP202300146

Applicant: Daybreak Communities

### H.2. DAYBREAK VILLAGE 9 PLAT 5 PRELIMINARY SUBDIVISION

Address: Generally 6740 W. South Jordan Parkway

File No: PLPP202200108

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

### H.3. DAYBREAK VILLAGE 7 PLAT 5 PRELIMINARY SUBDIVISION

Address: Generally 11700 South 6165 West

File No: PLPP202300184

Applicant: Oakwood Homes

### H.4. CONDITIONAL USE PERMIT FOR DETACHED ACCESSORY GARAGE

Address: 9792 S Temple Dr

File No: PLCUP202300195

Applicant: Ben Child

### H.5. MINERS COVE NORTH PRELIMINARY SUBDIVISION PLAT

Applicant: 10435 S. 2200 W.

File No: PLPP202300048

Applicant: Jeffrey Almond

### H.6. CONDITIONAL USE PERMIT FOR AN ANIMAL SERVICE USE IN THE COMMERCIAL-CORRIDOR (C-C) ZONE

Address: 10479 S Redwood Road

File No: PLCUP202300194

Applicant: Samantha Waatti

### H.7. LASSIG DETACHED BUILDING AND GUESTHOUSE ACCESSORY DWELLING UNIT (ADU)

Address: 10698 S. Bison Creek Cv.

File No: PLALU202300193

Applicant: Chad Lassig

### H.8. MERIT MEDICAL SYSTEMS SUBDIVISION PRELIMINARY SUBDIVISION PLAT

Address: 9924 S. Redwood Rd.

File No: PLPP202300199

Applicant: Joseph Milillo, MHTN Architects, Inc.

### H.9. MERIT MEDICAL DISTRIBUTION WAREHOUSE SITE PLAN

Address: 9834 S. Redwood Rd.

File No: PLSR202300165

Applicant: Joseph Milillo, MHTN Architects, Inc.



**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. DEVAUL REZONE**

Address: 2530 W. 10950 S.  
File No: PLZBA202300197  
Applicant: Robbie Pope

**I.2. GLENMOOR GOLF CLUB**

Address: 9800 S. 4800 W.  
File No: PLZBA202300207  
Applicant: Kirk Young

**J. OTHER BUSINESS**

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

STATE OF UTAH )

: §

COUNTY OF SALT LAKE )

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website [www.sjc.utah.gov](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 7th day of December, 2023.

Cindy Valdez

South Jordan City Deputy Recorder



**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
October 24, 2023**

Present: Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, IS Tech Phill Brown, IT Director Jon Day, Long Range Planning Analyst David Mann, Planner Andrew McDonald, Planner Miguel Aguilera, Meeting Transcriptionist Diana Baun

Others: Doug Young, Eric Langvardt, Cory Shupe, Eric Burson, Lyudvig Gergeryan, Max Bordakh, Matthew Tracy, Jenny Chan, Tanny Van Colt, Diane Gulden, Sandra Bennion, Marc Pehkonen, Klodian Mitri, Chantelle Mitri, Vince Groes, Christopher Anderson, Jacob Iverson, Rich Sandford, Jon Colby Clark, Joan Wells, Bob & Bobbi Leduc, Stan Balfour, Jenny Morgan, Greg Dill, Michael Stakely, Michael Walker, Robert Elder, Kirk Young, Craig Taylor, Shannon Ellsworth, Chantelle's iPhone, Jai's iPhone, Mike Bennion, Suzzi Williams, Raph, Dean Pettit, Mike Thomsik

Absent: Commissioner Michele Hollist

**6:32 P.M.  
REGULAR MEETING**

**A. WELCOME AND ROLL CALL – Vice Chair Nathan Gedge**

Vice Chair Nathan Gedge welcomed everyone to the Electronic Planning Commission Meeting and excused Chair Michele Hollist who was absent.

**Commissioner Catmull motioned to have Vice Chair Gedge conduct tonight's meeting in Chair Hollist's absence. Vice Chair Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.**

**B. MOTION TO APPROVE AGENDA**

**Commissioner Bevans motioned to approve tonight's agenda with the amendment that Item I.3. is moved up and heard as the first item under Legislative Public Hearings, followed by Items I.1. and I.2. in order. Vice Chair Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.**

**C. APPROVAL OF THE MINUTES**



**C.1. October 10, 2023 Planning Commission Meeting Minutes**

**Commissioner Darby motioned to approve the October 10, 2023 Planning Commission Meeting Minutes as published. Vice Chair Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.**

**D. STAFF BUSINESS - *None***

**E. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Vice Chair Nathan Gedge and Commissioner Laurel Bevans attended the Downtown Daybreak groundbreaking last Thursday for the new Bees Stadium.

Commissioner Laurel Bevans attended an Architectural Review Committee Meeting since the last meeting and gave a brief summary of the October 17, 2023 City Council meetings.

Commissioner Trevor Darby will be absent from the next meeting.

**F. SUMMARY ACTION - *None***

**G. ACTION - *None***

**H. ADMINISTRATIVE PUBLIC HEARINGS**

**H.1. RUSHTON BIKE PARK CONDITIONAL USE PERMIT AND SITE PLAN**

Address: 11050 S. Bangerter Hwy.

File No.: PLCUP202300161. PLSPR202300160

Applicant: South Jordan City

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Laurel Bevans asked if a Phase 2 is funded in the next few years, will the commission see that site plan before construction, or is this approving all future phases.

Planner McDonald responded that this vote is only for what is before them tonight. Any future phases would come back with an amendment.

Commissioner Steve Catmull asked about average cul-de-sac sizes and how this one compares.

Deputy City Engineer Jeremy Nielson gave those measurements.



Commissioner Catmull asked how many months out of the year staff sees this park actually being used based on weather.

Engineer Nielson responded there might be soil amendments to make the ground handle the water slightly better, but there will be some weeks where it will not be available due to weather. Realistically he sees this being open as early as March and staying open until November or December, weather pending.

Vice Chair Nathan Gedge opened the public hearing for comments.

**Greg Dill (Resident)** – I am on the east side of the boot displayed on the last graphic. Our main concern is with the rezoning of this land, the previous graphic showed a boot and we are on the toe side of the boot, so to speak. That retention pond often has a lot of water in it and it has a lot of wildlife, we get deer back there and migratory hummingbirds, which we are all very fond of and want to keep. My question would be, why do we need to rezone the entire boot, why can't we just do from the ankle up where the actual development is being done.

Vice Chair Gedge acknowledged the emails received prior to the meeting from Klodian and Chantelle Mitri (Attachments A and C).

**Klodian Mitri (Resident)** – I just wanted to follow-up on what that Phase 2 looks like so we can all understand what potential phases might impact the zone. In addition to that, I have signed petitions from all the houses on the west side of that entire zone, and all those are not in favor of any of these types of improvements. When you are saying it has been well received by the community, we are the ones most impacted on that entire border. I can also email that signed petition to the rest of the commission if needed. If you guys have this funding and are just investing in this area, as someone who frequents the Welby Canal path I was also the person who said "hey, the shrubs are everywhere, why don't we focus some of that funding on the 18 miles of the path to better maintain that." Let's make those small efforts, rather than just trying to build a bike park that maybe not everyone wants. I think everyone would want a well-maintained area, maybe we can start with little things like trimming up the shrubs that are not maintained or maybe putting in some nice benches that families can actually enjoy. You mentioned the hours of 5:00 to 10:00, but I don't know if you have been in the Daybreak area, just 5-10 minutes west, even though there are some cul-de-sacs that can only handle 10 cars at a time, there is definitely overflowing parking a lot, and I don't want this to become another Daybreak bike park. We purposefully all built here because it is peaceful, calm, and we enjoy the views. The last thing we want is more noise pollution, light pollution, etc. We are already handling ATVs, trucks that are driving on that Welby Canal path illegally; I can only imagine the motorized activity that will come about having this here. Just like the commotion that is in Daybreak, I just don't think this is the place for that.

**Jenny Morgan (Resident)** – I honestly oppose all of it, I feel like it all kind of snuck up on us. I would have been here at the last meetings you had but I was working in Boston and out of town. As Klodian said, I worry about a lot of people parking there, the dust it will create. We have young children, we walk these areas often, I sit out and look out at the wildlife and I've seen deer



go through there, along with a lot of birds; I just worry that all of that will be driven away if we have a lot of people riding bikes back there all the time. Honestly, if we have money I feel like we should put it towards a sound wall along Bangerter, because it's like having a freeway right next to our homes; I think Klodian covered the rest.

Vice Chair Gedge closed the public hearing. He then asked staff to address the questions from the public.

Planner McDonald explained that the entire area is being rezoned because it was necessary to help support this project, but the existing current future land use is OS (Open Space) which the city would like to maintain. The rezone to the OS-P (Open Space – Parks) was to make everything consistent with the future land use designation, which allows for, and is more suitable for this open space use as you can see from the maps provided. The storm water detention basin in the “boot” currently serves to cover these surrounding subdivisions, and as has been stated in previous meetings and tonight, is not a part of this application. As it is today, it shall be after, if this application was to be approved.

Vice Chair Gedge asked staff if there were any concerns in regards to natural wildlife.

Deputy City Engineer Jeremy Nielson responded that there are no concerns for the area being discussed.

Vice Chair Gedge asked for details on the decision to dedicate funds to this project.

Engineer Nielson responded that early every year the City Council approves Capital Improvement Projects, and this was a project on that prioritized list. The list spans five years, and this one received funding for Phase 1 only this year. Phase 2 is not even on that list, and there are no plans for that. There is some additional area that could potentially be used, but as mentioned in previous meetings the city is trying to be very sensitive to the neighbors. The city is not trying to generate a lot of traffic there, keeping it more for the users on the Welby Trail and kids learning to ride bikes.

Vice Chair Gedge asked to confirm that any illegal motorized vehicles being used on the property could be reported to the police.

Engineer Nielson confirmed.

Vice Chair Gedge asked about potential concerns with additional noise or lighting concerns.

Engineer Nielson responded that there are no additional concerns, any noise generated will be drowned out by Bangerter Highway.

Vice Chair Gedge asked to confirm that all residents within 300 feet of the property were noticed, and that it was also published to the Utah Public Notice website per our requirements.



Planner McDonald confirmed that was correct.

Vice Chair Gedge asked to confirm that the cul-de-sac is dedicated to parking for this park, and the total amount of spaces.

Engineer Nielson responded the cul-de-sac was created oversized for parking uses, and it can fit up to 10 vehicles without parking in front of anyone's home. That still provides plenty of space for fire access and anything else. Since these are all public streets, it is legal for visitors to park in front of homes; however, if it became a nuisance there are parking restrictions that could be enforced. As discussed previously, they don't anticipate this bike park having a huge draw since it lacks many of the bigger obstacles.

Commissioner Catmull asked if the structures being installed would support motorized vehicles like an OHV or ATV.

Engineer Nielson responded that some might, but the structures aren't really wide enough for those types of vehicles to put their full weight on. If they were intentionally abused like that they probably would not hold up to the weight of those vehicles.

Commissioner Catmull asked about repairing future damage and where that funding would come from.

Engineer Nielson responded those repairs or replacements would be done as part of the maintenance fund, and as long as the foundation is still good the other repairs would be simple and minor.

Vice Chair Gedge mentioned vandalism and potential charges.

Engineer Nielson responded that he was unsure of the exact crime, but that it would definitely be something police could be involved in.

Commissioner Bevans noted there were questions from the public about the details on Phase 2, and she shared that information was available in the packet from the September 26, 2023 meeting and encouraged those interested to review those archived records on the city website.

Planner McDonald reiterated that the Phase 2 renderings are merely concept plans, they are not a site plan. In regards to the park pavilion itself, he clarified that it is a public space, available on a first come, first served basis, subject to the hours enforced by the city. The pavilion and park itself cannot be reserved for parties or events, and they don't foresee groups using this space as it wouldn't fit their needs and what they're looking for. Regarding lighting concerns, currently the trail does not have any lit posts along it, and this project is not proposing to install any additional ones at this time. The only one currently on site is the one existing along the cul-de-sac, between the park and nearest home.



**Vice Chair Gedge motioned to approve File No. PLCUP202300161, Rushton Bike Park conditional use permit, based on the findings listed in the Staff Report and presented this evening. Commissioner Darby seconded the motion.**

**Roll Call Vote**

**Yes – Vice Chair Gedge  
Yes – Commissioner Darby  
Yes – Commissioner Catmull  
Yes – Commissioner Bevans  
Absent – Chair Hollist**

**Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**Vice Chair Gedge motioned to approve File No. PLSPR202300160, Rushton Bike Park site plan application, based on the findings listed in the Staff Report and presented to the commission this evening. Commissioner Bevans seconded the motion.**

**Roll Call Vote**

**Yes – Vice Chair Gedge  
Yes – Commissioner Bevans  
Yes – Commissioner Catmull  
Yes – Commissioner Darby  
Absent – Chair Hollist**

**Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**H.2. RMP DAYBREAK SUBSTATION SITE PLAN AND CONDITIONAL  
USE PERMIT**

Address: 7028 West 11800 South  
File No.: PLCUP20230012, PLSPR202300017  
Applicant: Christopher Anderson

Planner Miguel Aguilera reviewed background information from the Staff Report.

Vice Chair Nathan Gedge asked if utility uses are conditional in all zones of the city.

City Planner Greg Schindler responded it is a conditional use in all zones; however, there was an ordinance change that came before the commission and was forward to City Council regarding making these uses a permitted use. It has not gone to the City Council yet, but it will in the future.



Vice Chair Gedge asked to confirm that historically, other conditional uses have been permitted for utility use in an A-1 Zone. He wants to ensure they are not setting a precedent this evening.

Planner Schindler confirmed that is correct.

Commissioner Laurel Bevans mentioned the changes to the residential protection area and asked for the details of the change.

Planner Aguilera referred to a map from the packet and explained which adjacent zones might end up being residential. Since there are no existing residents, staff felt it could modify that requirement for this zone instead of having a specific buffer.

Commissioner Steve Catmull asked for the reason behind the 1000 foot distance.

Planner Aguilera responded that is part of the city's impact control measures, mitigating any potential detrimental effects of any uses next to residential areas. For this specific use, there were no detrimental effects found.

Commissioner Catmull asked about safety measures in case the area becomes residential.

Planner Schindler responded there will most likely be residential areas nearby, but power lines are commonly used throughout the city in many neighborhoods and there has never been any danger inherent with them in place and used.

Assistant City Attorney Greg Simonsen appreciated the concern of the commission, however city code gives the planning director and city engineer the right to make a decision waiving the 1000 foot requirement; that is what has been done here, and the commission doesn't have the jurisdiction to override that decision in regards to the 1000 foot buffer.

Commissioner Catmull noted that his intent was just to make sure they understood the reasoning for the exception on the buffer.

**Christopher Anderson (Applicant)** – referred back to the images from the Staff Report and noted the existing right of way along the north side of the road. The plan for this substation is to bring that current voltage overhead into the east side of substation at about the midpoint. He also noted that part of this change is to step the power down from its current voltage, which happens with the transformer protection and control. He also discussed the switchgear that conveys the voltage underground for residential and commercial needs.

Vice Chair Gedge opened the public hearing for comments. There were no comments and the hearing was closed.

**Commissioner Darby motioned that the Planning Commission approve the Conditional Use Permit, File No. PLCUP202300012, allowing for construction of the RMP Daybreak Substation located at the address listed above. Vice Chair Gedge seconded the motion.**



### **Roll Call Vote**

**Yes – Commissioner Darby**  
**Yes – Vice Chair Gedge**  
**Yes – Commissioner Catmull**  
**Yes – Commissioner Bevans**  
**Absent – Chair Hollist**

**Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**Commissioner Darby motioned that the Planning Commission approve Site Plan Application, File No. PLSPR202300017, allowing for construction of the RMP Daybreak Substation, located at the address listed above.**

### **Roll Call Vote**

**Yes – Commissioner Darby**  
**Yes – Vice Chair Gedge**  
**Yes – Commissioner Catmull**  
**Yes – Commissioner Bevans**  
**Absent – Chair Hollist**

**Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

### **H.3. MISSION CHURCH CONDITIONAL USE PERMIT AND SITE PLAN**

Address: 10978 South 2200 West  
File No.: PLCUP202300061, PLSPR202300057  
Applicant: Jacob Iverson

Planner Andrew McDonald reviewed background information from the Staff Report.

Vice Chair Nathan Gedge stated that his children have attended summer camps with this organization for many years, but he doesn't have any ownership stake in this business. He asked about possible safety concerns with overflow parking and the nearby equestrian center.

Planner McDonald noted staff had no concerns. This is private property and can post signs about vehicles being towed if not parked for the intended use.

Commissioner Steve Catmull asked about an option to add a middle turn lane, or would there be a need for one with everyone leaving at the same time after a service.

Deputy City Engineer Jeremy Nielson responded that if it becomes necessary that could be added later, however with that potential being on Sundays the traffic volumes are generally light and he doesn't foresee any problems with the current striping.



**Jacob Iverson (Applicant)** – Project is conversion of an equestrian barn to a church building. Exterior modifications are very minor to the structure itself. Interior plans are for approximately 300 movable seats to allow for different uses and events, including Sunday morning service and a few other events throughout the week. Concrete structures being removed on the property will be done with the proper demo permits to make more site space for a children's area and HVAC equipment. They also plan to update the interior for insulation requirements and other needs. The plan is for the church to move their operations to this location once construction is complete.

Vice Chair Gedge opened the public hearing for comments.

**Rich Sanford (Pastor at the Church)** – I am a pastor at the Mission Church. We planted here about 10 years ago and have been here in South Jordan ever since. We are very grateful for all the work the team has done to get everything up and running. To clarify, we are a pretty typical, traditional Christian Church with the hours you might expect. Sundays are the only busy day, we have everyone there for one service hour which usually ends up lasting about three hours with arrivals and departures. The rest of the week there might be one to two nights of the week for meetings with youth and children, or random business type meetings. Occasionally we might do a week long kids camp, as was mentioned, and those are only for the early morning hours from 9:00 to noon; those are done one time a year. The use of the space is hoped to be typical of what someone would expect for religious services in a place like that.

**Michael Walker (Resident)** – I am very close to the property in question. My only comment or question would be specific to the lighting situation. I am not familiar with the city ordinances, but I would ask that with my property being so close, if the lights would not be on if the property was not in use.

**Mike Bennion (Resident)** – I am the property directly west of the church being proposed. I just have a concern about the elevation of the fence on the west side of the property right up against the canal. I was wondering if there was anything we could do because in the documents sent out with this, from my property where I will be building a house shortly, I will be able to see directly into the parking lot. I wanted to propose, or see if there is anything we could do about basing the bottom elevation of the fence off of the canal road, versus where the property line slumps off and drops down a couple feet. Is there anything we can do to cover up the parking lot as much as possible.

Vice Chair Gedge closed the public hearing. He asked staff to address concerns shared by the public.

Planner McDonald responded that per the lighting plan in the meeting packet, all lights are shielded and pointed directly down, as required by city code. Staff has no concerns regarding light bleeding into the adjacent subdivision. In regards to sloping and the fence brought up, what is being proposed complies with city code in regards to fencing in this application. There is a grading plan listed in the packet, and the grading along the canal and the fence line in the same space is relatively consistent and flat. With the subdivision to the west, there is a portion where it



drops a little bit, but according to the final grading plan, and the engineering plans, they have it consistent with the grade of the canal and the fencing being installed.

Commissioner Laurel Bevans asked about a potential café or coffee shop on the property.

Mr. Sanford replied there are no plans for that.

**Vice Chair Gedge motioned to approve the Conditional Use Permit Application, File No. PLCUP202300061, based on the findings and conclusions listed in the Staff Report. Commissioner Darby seconded the motion.**

#### **Roll Call Vote**

**Yes – Vice Chair Gedge  
Yes – Commissioner Darby  
Yes – Commissioner Catmull  
Yes – Commissioner Bevans  
Absent – Chair Hollist**

**Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**Vice Chair Gedge motioned to approve the Site Plan Application, File No. PLSR202300057, based on this evening's discussion and Staff Report. Seconded by Commissioner Darby.**

#### **Roll Call Vote**

**Yes – Vice Chair Gedge  
Yes – Commissioner Darby  
Yes – Commissioner Catmull  
Yes – Commissioner Bevans  
Absent – Chair Hollist**

**Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

### **I. LEGISLATIVE PUBLIC HEARINGS**

**\*\*As amended, agenda will move to Item I.3. first, then return for the remainder of the Legislative Public Hearings\*\***

#### **I.1. GLENMOOR GOLF COURSE RESORT, LAND USE AMENDMENT AND REZONE WITH DEVELOPMENT AGREEMENT**

Address: 9800 S. 4800 W.

File No.: PLZBA202300172

Applicant: Kirk Young



Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioners and staff discussed the lengths of stay allowed with this proposal and what the intended use is for the hotel.

**Doug Young (Applicant)** – They are very excited for this project, which is intended to be more of a resort. He shared his prepared presentation (Attachment F).

Vice Chair Gedge acknowledge public comment received via email before this meeting, Attachments B and D. He then opened the public hearing for comments.

**John Clark (Resident)** – I really appreciate what Mr. Young and the City Council did years ago to save this thing. I have one question, and I couldn't see it when going through the slides, why does this pathway need to be general commercial. Why can't that be cut, as it shows as part of the golf course road that goes in-between the water and sand trap.

**Joan Wells (Resident)** – I am directly to the south of the proposed hotel. I am not for or against the hotel, and I don't mean for this to be totally negative, but I do have a few concerns. The hotel will be built directly adjacent to out residential area, and there are no other commercial establishments in that area at all except for the Harmons in Daybreak. You then either have to go down to the corridor or over to Bangerter to see more commercial space, so that's a concern given the fact that a golf course usually is not operational for about four months out of the year and I do have some concerns about the hotel there. With boutique hotels like this this, which is I think what they are going for, there can be some risks and challenges, and if it turns out that it's not profitable and they built it as an extended stay, I have some concerns about what could happen to that building. The plan is to build this three story, 100 room extended stay type hotel, and that means it is going to have a kitchenette in every room. Three stories is also kind of tall. I can see the need for that, if you are going to build a hotel you have to have a decent amount of rooms, but they will be able to view directly some homes that are adjacent to that. With that said, we have had a couple meetings with the owner, and he did say that he would put like a 20 foot berm type of barrier there with some trees and things like that which would buffer that zone a little bit from the parking coming up next to the fence. My first concern is that our fence right now is a Styrofoam fence that looks like stone, but is not, and you could kick a hole in it if you wanted to. I did talk to the owner about this as well and I would like that to be a stipulation of the rezoning, that maybe we install a masonry wall so if there are any issues with cars, which doesn't happen too often but occasionally cars go through a wall, this would protect those homes since our backyards are maybe 8 x 12 and tiny. My biggest concern is probably not going to affect me in my lifetime, but homes as we know them have a lifetime of about 100 years or so. What will happen if the water situation at the golf course gets bad, dries up, and they can't water it. We all have to think about that because it's reality. What would the hotel turn into then if that were the case, would it be an apartment complex, a halfway house, a residence for unsheltered individuals or families, battered woman's shelter, etc. That is my concern about the future.

**Mike Thomsik (Resident)** – I live in the Glenmoor Villas, just south. Doug has put millions in this golf course and it has all been a success, with many improvements and still putting money into it. He also landscaped on the east side of the townhomes and they love it. I think the



building, from looking at the options, will be the best option other than homes. I would hate to live next to a three story home in my backyard with a patio on top, and who says that is not going to be noisy. I don't like that idea, and the golf course also brings high-end clientele there. Doug has the highest rates of any public golf course in the valley, so he is bringing high-end golfers in there and that's a plus as well. The Bees Stadium is going in out west, so the teams that play the Bees could also stay there, that has got to be a plus, especially for the kids. The course isn't going to run out of water, they have three wells, and I'd say that's pretty safe. He is also going to put a swimming pool in there I believe and make hole 18 surrounded by water as an island green; I am all for it. I live there, I think it will bring the values of the homes up. I think some of them are excited about the coffee shop that is going to go in there, and I am definitely excited about the ice cream. It will definitely improve the area, and if I'm not right, isn't a golf course zoned commercial?

**Mark Pehkonen (Resident)** - I live in one of the condos that adjoins the golf course, and I am the president of the HOA for those condos, consisting of 39 units that are clustered along Skye Drive. I just became aware of this, this evening, because I live outside of the 300 foot zone, and I wasn't aware of this update to the plans. The HOA I am a part of was very involved in obtaining the use of the open space/park use of this land in the first place. Since Doug took ownership of the course, I have nothing but positive things to say about what he has done for the golf course, but also as a neighbor to us. My thought was, as I saw this, that I think he is going to undertake this project with the same type of neighborliness he has shown to us. I hesitate to say that I speak for all of our homeowners because I haven't had a chance to explain this to them yet, I am not sure how many of them know about it, but as the president I am going to solicit their input, which I can suppose provide at the city council meeting. My guess is that they would be in favor of it, but I will canvass them and come back with that. For, it looks like a good thing on first blush.

**Eric Burson (Resident)** – I live on the 7<sup>th</sup> fairway and found out about this today because I happened to drive by 4800 and saw the public notice sign. I was a little taken aback because, like Mark said, we didn't hear anything about it because we live outside of the 300 foot zone. My initial concern is traffic mitigation, especially in the next three years when 9800 and Bangerter becomes untenable. 10200 is a two lane road, 4800 is a speed limited road at 30 mph, Skye Drive is a speed limited road at 25 mph which is exceeded constantly. Has the traffic mitigation been looked at, at this point, for a 102 room quasi-extended stay that seems under definition still. Is it a hotel for one or two nights, is it an extended stay that is an executive extended stay where somebody leases a room for six months and there isn't a title change, as those are all over the valley. It is a little bit disconcerting to think about the traffic that could come from high volume movement like that, and I just hope somebody considers that.

**Shawn Labrum (Resident)** – I live adjacent to the property, the single house on the southeast corner of the property, and I think I'll be pretty directly affected by this. I just wanted to say a couple of things. First of all, I want to commend Doug for engaging the community. He has been a great neighbor for the last several years, and he has met with all the homeowners in that area and encouraged our input to some of his designs. I also want to just say he has my support for what his plans are there. We have talked about the offsets, how it will affect my view, and



included us in some of his landscape design. He has been a great neighbor and I don't see any reason why that would change.

**Diane Golden (Resident)** – I wanted to thank Doug for reaching out, he has reached out three times already, and I am on the board there at the HOA. One thing I was really concerned about was being on the 18<sup>th</sup>. Last year he spent a lot of money putting in the grass where the rough was off the 18<sup>th</sup> green, because that has been dirt and a nightmare. However, now we have a beautiful green grass that feeds into the green and when I talked to Andrew I was really concerned that some day there could be some structural service buildings for the golf course, that if parking ran out on the lower side we could potentially have a mower shop in front of the house, which would destroy our property. Doug has agreed to a structural easement on the 18<sup>th</sup> and I think that's really commendable. I hope that will take place. He has agreed to a concrete precast fence to split the properties, and I think that will go in with lots of beautiful trees and things that are going in early on. One neighbor who is here and didn't want to speak mentioned something about there being three entrances to the hotel, which one would be really close to Hoggan Alley which is right off of Sneed. I hadn't actually thought about that, how close that is, so I don't know if they need that far one close to Hoggan Alley, or if we could get by with two. I am in favor of the hotel.

**Henry Corzan (Resident)** – I am here on behalf of my wife, Dawn Corzan, and myself. We are elated that improvements continue to be made with this golf course. We moved back to Utah in 2018, it only took several months and up went signs saying we were going to sell it all. Being the largest property owner in the subdivision I was shocked. We had moved back from Florida where we have seen numerous golf courses fail, and when the golf courses fail, the communities fail. What Doug has done is beyond belief. He obviously has spent a lot of personal money because he can't be making money on it right now. The recommendations being made are wonderful, and I am so happy the future of the golf course is being protected in making these improvement and I believe he is a steward of land, more of a conservationist than a developer, or even a golf architect. We were very happy and highly recommend this development. Having the largest property I want to maintain my value as well.

Commissioner Gedge closed the public hearing.

Mr. Young discussed the stem mentioned, going in front of the ponds, has plans to be expanded and they plan on having fly fishing in there with the rare Bonneville trout with the veterans being able to fish there. They have done a complete traffic study, which will be submitted during the site plan, and this lessens the traffic because people can stay there during the tournaments, rather than currently coming in from outside the US and having to travel down to the freeway.

Regarding the stays here, the length is very limited and the costs in this resort hotel is very expensive; unless you have a group to bring in. While we will have kitchenettes in the rooms, there will be six kids with an adult there. They are brought in groups and we host most all the high schools in the southwest quadrant, along with the groups that come in from out of state. These are not apartments. They plan on installing a concrete wall as a barrier as well between the course and residences.

Vice Chair Gedge asked about the three entrances.



Engineer Nielson responded that will be reviewed more closely when site plans are received. There was an infrastructure analysis, with part of that looking at the transportation system, and they have no concerns with the concept. There will be an increase in traffic, but many will be staying and golfing there; however, 4800 West can take quite a bit more traffic and still stay within a reasonable level of service.

Commissioner Bevans clarified that the development agreement references the city code as lodging, and that indicates a stay less than 30 days. She asked if there is anything in the development agreement that extends that further, or if it is just based on city code.

Planner McDonald said it would refer back to the wording in the city code.

Commissioners shared their final thoughts on the proposal.

**Commissioner Darby motioned to forward a positive recommendation to the City Council to approve Resolution R2023-50, approving the development agreement. Seconded by Vice Chair Gedge.**

**Roll Call Vote**

**Yes – Commissioner Darby  
Yes – Vice Chair Gedge  
Yes – Commissioner Catmull  
Yes – Commissioner Bevans  
Absent – Chair Hollist**

**Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**Commissioner Darby motioned to forward a positive recommendation to the City Council to approve the Land Use Amendment Resolution R2023-51, approving the proposed land use amendment. Vice Chair Gedge seconded the motion.**

**Roll Call Vote**

**Yes – Commissioner Darby  
Yes – Vice Chair Gedge  
Yes – Commissioner Catmull  
Yes – Commissioner Bevans  
Absent – Chair Hollist**

**Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**Commissioner Darby motioned to forward a positive recommendation to the City Council to approve Ordinance No. 2023-07-Z, approving the proposed zoning change. Vice Chair Gedge seconded the motion.**

**Roll Call Vote**



**Yes – Commissioner Darby**  
**Yes – Vice Chair Gedge**  
**Yes – Commissioner Catmull**  
**Yes – Commissioner Bevans**  
**Absent – Chair Hollist**

**Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**I.2. SHORELINE MASTER PLANNED DEVELOPMENT, REZONE  
WITH DEVELOPMENT AGREEMENT**

Address: 7102 W. 11800 S.

File No.: PLZBA20220083

Applicant: Kirk Young

Long Range Planning Analyst David Mann reviewed background information from the Staff Report.

Commissioner Laurel Bevans asked about the substation on the map being the same one approved previously in this meeting.

Planner Mann responded that is the location, but that the developer will not own that space.

Commissioner Trevor Darby asked about the “Mustang Entry” area details.

Commissioner Bevans asked about the small section of private-local road.

Planner Mann responded that the road is probably running through the commercial area of the development, and something that engineering will work out.

**Doug Young (Applicant)** discussed the history of the space and what has led up to the ground being safe for development today. He reviewed his prepared presentation, Attachment G.

Vice Chair Nathan Gedge opened the public hearing for comments. There were no comments and the hearing was closed.

Commissioner Bevans asked about the total density of this project, including the units transferred over from Glenmoor.

Planner Mann responded that those numbers and obligations are in the Staff Report, and that the explanation for the density calculations are in there as well.

**Commissioner Bevans motioned to forward a positive recommendation to the City Council for File No. PLZBA20220083, Rezone with a Development Agreement, based on the Staff Report and other information presented to the Planning Commission. This recommendation is based on the applicant and staff resolving minor inconsistencies**



**remaining in the Design Guidelines and Master Development Agreement prior to City Council approval. Commissioner Gedge seconded the motion.**

**Roll Call Vote**

**Yes – Commissioner Bevans**  
**Yes – Vice Chair Gedge**  
**Yes – Commissioner Catmull**  
**Yes – Commissioner Darby**  
**Absent – Chair Hollist**

**Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**I.3. PARKWAY PLAZA, LAND USE AMENDMENT AND REZONE**

Address: 1801 W & 1831 W South Jordan Parkway

File No.: PLZBA202300152

Applicant: Max Bordakh

Planner Miguel Aguilera reviewed background information from the Staff Report.

**Matthew Tracy (Layton Davis Architects)** – Previously there were some concerns raised related to parking and they wanted to be good neighbors, sensitive to their environment. They have taken the site plan and reversed it, placing parking in the back and maximizing the distance between adjacent residential zones. There will also be a six foot high masonry wall at the back end for additional separation. Throughout the land use process they intend to comply with all applicable requirements.

Vice Chair Gedge opened the public hearing for comments.

**Stan Balfour (Resident)** – I am just adjacent to that property. I know this isn't the final plan, only the beginning, but in the city I understand there have been some challenges with drive-thrus. Since that drive-thru on the west would be next to our property, that close to that fence, it is an interesting situation. I know you've had concerns on that in other places, so that is my main concern; not to stop the development, but the drive-thru is an interesting situation that we need to look at seriously.

Vice Chair Gedge closed the public hearing.

Commissioner Laurel Bevans asked if this property is located where the median is located, or could there be left turns in and out of this property.

Deputy City Engineer Jeremy Nielson responded that those details aren't known at this point. Ultimately, they will need a permit from UDOT, and he expects UDOT will restrict the access to right in and right out.

Commissioner Bevans asked about the distance between the fence and building on the site plan.



City Planner Greg Schindler noted that the code requires a 30 foot distance away from the residential properties on the side and rear. They will also be required to have a 10 foot landscaping buffer in that 30 feet on the west side and south side where the parking is.

Commissioner Bevans has no issue rezoning this to CC, but she thinks they all share the hesitation to put a drive-thru in a residential backyard and she shared that with the applicant, asking them to consider that before it comes to site plan.

Vice Chair Gedge added that with the potential for stacking on to South Jordan Parkway, that will be a main concern.

**Commissioner Darby motioned to recommend approval to the City Council of Resolution R2023-48, approving the Land Use Amendment and changing the designation from Stable Neighborhood to Economic Center; Resolution R2023-06-Z, approving the zone change from Single Family Residential to Community Commercial. Seconded by Commissioner Bevans.**

#### **Roll Call Vote**

**Yes – Commissioner Darby  
Yes – Commissioner Bevans  
Yes – Commissioner Catmull  
Yes – Vice Chair Gedge  
Absent – Chair Hollist**

**Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.**

**Vice Chair Gedge motioned to take a short recess, which was seconded by Commissioner Bevans; vote was unanimous in favor.**

**\*\*Meeting returned and moved back to Item I.1. as amended at the beginning of the meeting\*\***

#### **J. OTHER BUSINESS**

City Planner Greg Schindler discussed the next Planning Commission meeting.

#### **ADJOURNMENT**

**Vice Chair Gedge motioned to adjourn the October 24, 2023 Planning Commission Meeting. Commissioner Darby seconded the motion; vote was unanimous in favor, Chair Hollist was absent from the vote.**

The October 24, 2023 Planning Commission Meeting adjourned at 9:24 p.m.



# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12-12-2023**

**Issue:** DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A  
PRELIMINARY SUBDIVISION  
**Address:** 5208 W. Black Twig Drive  
**Project No:** PLPP202300146  
**Applicant:** Daybreak Communities

Submitted By: Greg Schindler, City Planner  
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202300146 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

## **STANDARDS FOR SUBDIVISION REVIEW**

The Planning Commission shall receive public comment at a public hearing regarding the proposed condominium plat. The Planning Commission may approve, approve with conditions or if the proposed condominium plat does not meet City ordinances, sanitary sewer or culinary water requirements, deny the preliminary condominium plat application.

## **BACKGROUND**

<b>ACREAGE</b>	0.723 acre
<b>CURRENT LU DESIGNATION</b>	Mixed Use Transit Oriented Development (MU TOD)
<b>CURRENT ZONING</b>	Planned Community (P-C)
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North – MU TOD, (P-C)/Vacant South- Stable Neighborhood, (PC)/South Station Apartments Phase 2 East - MU TOD, (P-C)/Condominiums West - MU TOD, (P-C)/Vacant

Daybreak Communities has filed an application for preliminary plat review and approval of the South Station Plat 3 Condominiums Phase 2A. This condominium plat was previously approved by the Planning Commission on February 8, 2022. However, the plat was not recorded nor was an extension of time requested prior to the approval expiration date of February 8, 2023. No changes have been made to the originally approved condominium plat.

This condominium plat is the first of a multi-phase project that will eventually include four buildings with a total sixty units. This initial phase has one 3-story building with 10 condo units and 10 tuck under parking spaces. Also shown on the plat are 16 additional parking



spaces that will be covered and shared among the entire project. Once completed the project will have sixty-six parking spaces on site and additional on-street parking available adjacent to the site. Because of the project's proximity to a light rail transit station, the parking space requirement for the project is 1 space for each unit instead of the usual 1.5 spaces required for condominium development in Daybreak.

The residential density of this proposal is 13.8 units per acre, which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed unit sizes range from 1,063 sq. ft. to 1,301 sq. ft.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

### **Findings:**

- The Daybreak Community Structure Plan designates this area as Town.
- Section 17.72.020 describes the Town Land Use Designation as follows: "This category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre."
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances
- All units in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

### **Conclusions:**

- The proposed subdivision is consistent with the Community Structure Plan and meets the standards of review for subdivisions in the P-C zone.

### **Recommendation:**

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

### **FISCAL IMPACT:**

- Minimal.

### **ALTERNATIVES:**

- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

### **SUPPORT MATERIALS:**

- Aerial Map
- Proposed Subdivision Plat
- Building Elevation Drawings





Item H.1.

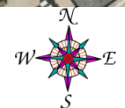
South Station Plat 3  
Condos 2A

Grandville Ave

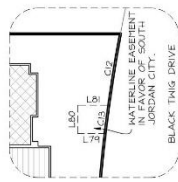
Lake Run Rd

Black Twig Dr

Location Map







DETAIL "A"  
SCALE: 1" = 20'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	18.935	30.000	036°09'50"	S71°32'00"W	18.623
C2	10.890	17.253	036°09'50"	S71°32'00"W	10.710
C3	2.003	20.000	005°44'21"	N89°25'05"W	2.003
C4	2.993	1.500	114°18'53"	N6°42'28"W	2.521
C5	11.464	10.000	065°41'03"	N20°56'34"E	10.847
C6	7.854	5.000	070°00'00"	N08°27'06"E	7.071
C7	7.854	5.000	070°00'00"	S81°32'54"E	7.071
C8	7.854	5.000	070°00'00"	S08°27'06"W	7.071
C9	9.425	6.000	070°00'00"	N01°32'54"W	8.485
C10	7.854	5.000	070°00'00"	N01°32'54"W	7.071
C11	100.863	532.500	010°51'09"	S58°42'21"W	100.712
C12	25.599	532.500	002°45'16"	S62°45'18"W	25.597
C13	10.084	532.500	001°05'06"	S60°50'07"W	10.084

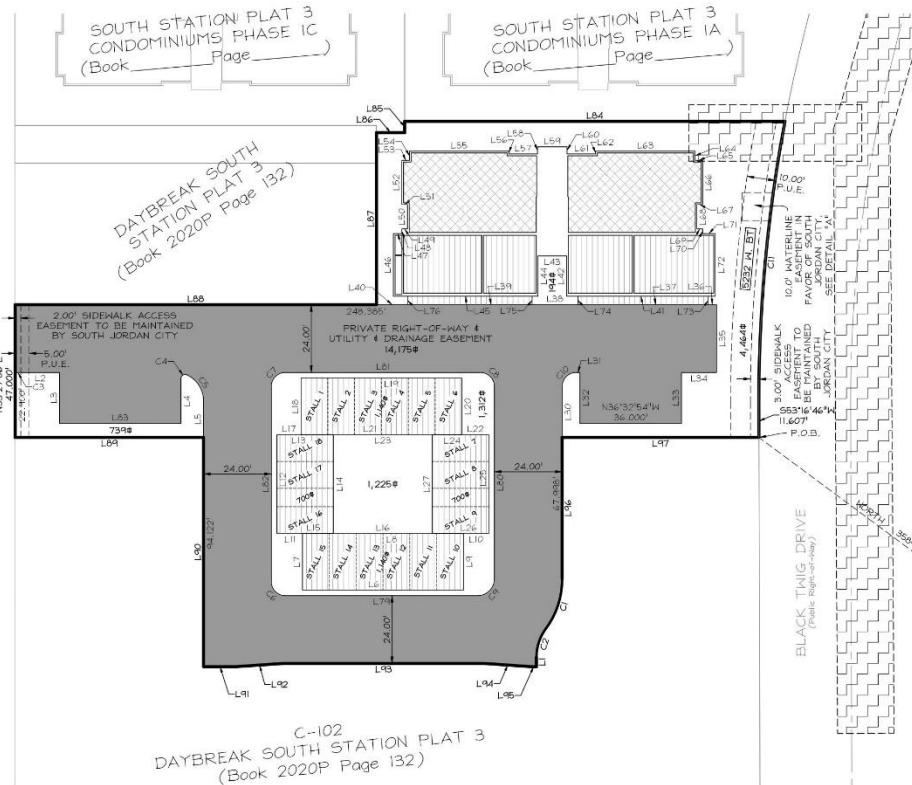
Line Table		
Line #	Length	Direction
L1	3.240	S53°27'06"W
L2	13.739	N36°32'54"W
L3	18.000	N53°27'06"E
L4	15.746	N53°27'06"E
L5	15.000	N53°27'06"E
L6	57.000	N36°32'54"W
L7	20.000	N53°27'06"E
L8	57.000	N36°32'54"W
L9	20.000	N53°27'06"E
L10	8.963	N36°32'54"W
L11	4.037	N36°32'54"W
L12	35.008	N53°27'06"E
L13	20.000	N36°32'54"W
L14	35.008	N53°27'06"E
L15	20.000	N36°32'54"W
L16	35.000	N36°32'54"W
L17	8.500	N36°32'54"W
L18	20.000	N53°27'06"E
L19	57.000	N36°32'54"W
L20	20.000	N53°27'06"E
L21	57.000	N36°32'54"W
L22	9.500	N36°32'54"W
L23	35.000	N36°32'54"W
L24	20.000	N36°32'54"W
L25	35.008	N53°27'06"E
L26	20.000	N36°32'54"W
L27	35.008	N53°27'06"E

Line Table		
Line #	Length	Direction
L28	5.351	N14°36'03"W
L29	6.359	N6°45'24"W
L30	18.000	N53°27'06"E
L31	1.250	N36°32'54"W
L32	18.000	N53°27'06"E
L33	18.000	N36°32'54"W
L34	12.396	N36°32'54"W
L35	24.000	N53°27'06"E
L36	3.000	N36°32'54"W
L37	46.042	N36°32'54"W
L38	16.292	N36°32'54"W
L39	44.000	N36°32'54"W
L40	11.073	N36°32'54"W
L41	52.646	N36°32'54"W
L42	14.250	N53°27'06"E
L43	10.188	N36°32'54"W
L44	14.250	N53°27'06"E
L45	51.146	N36°32'54"W
L46	22.146	N53°27'06"E
L47	3.000	N36°32'54"W
L48	1.667	N53°27'06"E
L49	2.000	N36°32'54"W
L50	8.646	N53°27'06"E
L51	2.000	N36°32'54"W
L52	15.604	N53°27'06"E
L53	2.667	N36°32'54"W
L54	3.250	N53°27'06"E

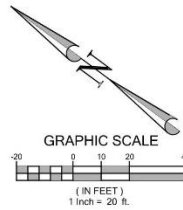
Item H.1.

VP DAYBREAK  
OPERATIONS LLC  
26-24-126-004

REVENUE DRIVE  
(Public Right-of-Way)



DAYBREAK SOUTH  
STATION PLAT 3  
(Book 10609 Page 3384)



LEGEND	
	FOUND SALT LAKE COUNTY SECTION CORNER
	EXISTING STREET MONUMENT
	LIMITED COMMON AREA
	PRIVATE OWNERSHIP AREA
	COMMON AREA
	PRIVATE RIGHT-OF-WAY AND UTILITY AND DRAINAGE EASEMENT
	EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 10691 PAGE 75

Sheet 2 of 5

PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



9098 SOUTH 13200 WEST, SUITE 100 WEST JORDAN, UT 84088  
801.828.6204 TEL. 801.560.0611 FAX  
WWW.PERIGEECONSULTING.COM

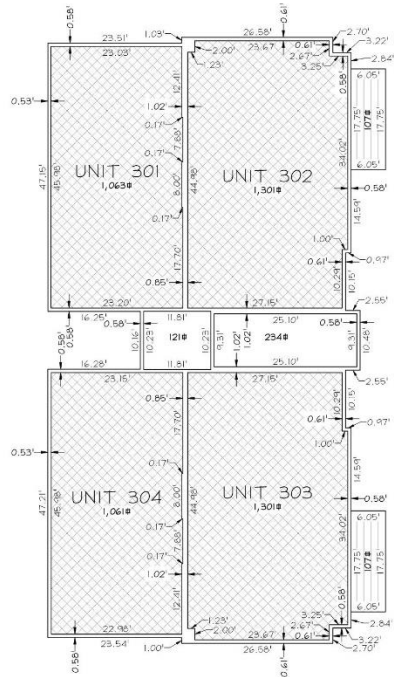
SOUTHWEST COR. SECTION 24, T35, R24, S18M  
FND BRASS CAP  
S.L. CO. MONUMENT

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A  
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION  
PLAT 3 SUBDIVISION, ALSO AMENDING A PORTION OF SOUTH  
STATION PLAT 3 CONDOMINIUMS PHASE 1E

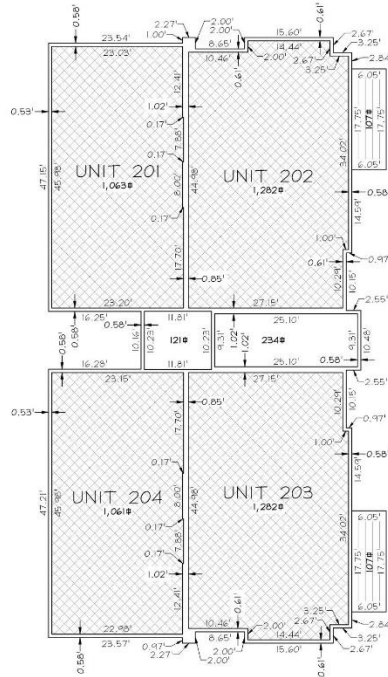
Located in the Northwest Quarter of Section 24, T35, R24,  
Salt Lake Base and Meridian

RECORDED IN  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE \_\_\_\_\_

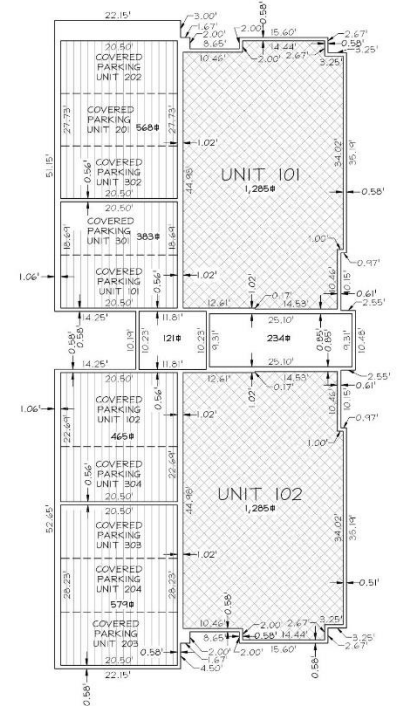




THIRD FLOOR  
SCALE: 1" = 10'



SECOND FLOOR  
SCALE: 1" = 10'



FIRST FLOOR  
SCALE: 1" = 10'

PROPERTY CORNERS.  
PROPERTY CORNERS TO BE SET WILL BE  
REBAR # CAP OR NAILS SET IN THE TOP  
OF CURB OR ALLEY ON THE EXTENSION OF  
SIDE LOT LINES.

**PERIGEE CONSULTING**  
CIVIL - STRUCTURAL - SURVEY

9089 SOUTH 1320 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.438.6504 TEL. 801.593.6811 FAX  
WWW.PERIGEECONSULTING.COM

**LEGEND**

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2A  
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION  
PLAT 3 SUBDIVISION, ALSO AMENDING A PORTION OF SOUTH  
STATION PLAT 3 CONDOMINIUMS PHASE 1E

Located in the Northwest Quarter of Section 24, T35, R24,  
Salt Lake Base and Meridian

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED \_\_\_\_\_  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ SALT LAKE COUNTY ORDER

25







# SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12-13-2022

**Issue:** DAYBREAK VILLAGE 9 PLAT 5  
PRELIMINARY SUBDIVISION  
**Location:** Generally 6740 W. South Jordan Parkway  
**Project No:** PLPP202200108  
**Applicant:** Perigee Consulting on behalf of Miller Family Real Estate  
**Submitted By:** Greg Schindler, City Planner  
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202200108 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

## STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

## BACKGROUND

<b>ACREAGE</b>	23.595 Acres
<b>CURRENT LU DESIGNATION</b>	Residential Development Opportunity (RDO)
<b>CURRENT ZONING</b>	Planned Community (PC)
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North - RDO, (P-C)/Vacant South- RDO, (PC)/Village 9 Plats 3 & 4 East- RDO, (PC)/Vacant West - RDO (P-C)/Vacant (Future Village 9 Plat 6)

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 9 Plat 5. This subdivision plat was previously approved by the Planning Commission on December 13, 2022. However, prior to submitting for final plat approval, the applicant requested to modify the preliminary plat by adding 3 additional lots. It is staff's understanding that minor product size changes (smaller footprint) have created opportunity for the 3 additional lots.

The applicant is requesting the South Jordan Planning Commission review and approve the 23.595 acres subdivision now containing 144 residential lots, 18 park lots (P-Lots) and associated public and private rights-of-way.

The residential density of this proposal is 6.1 units per acre (gross density) and 10.9 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,455 sq. ft. to 9,875 sq. ft. with an average lot size of 3,969 sq. ft. The proposed subdivision proposes a variety of lot types, townhomes, twin homes and single family detached.



The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the previous Daybreak Village 9 subdivisions.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

#### **Findings:**

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- The future land use designation for the property is Residential Development Opportunity (RDO). RDO identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

#### **Conclusions:**

- The proposed subdivision is consistent with both the Daybreak Community Structure Plan the South Jordan General Plan and meets the standards of review for subdivisions in the P-C zone.

#### **Recommendation:**

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

### **FISCAL IMPACT:**

- Minimal.

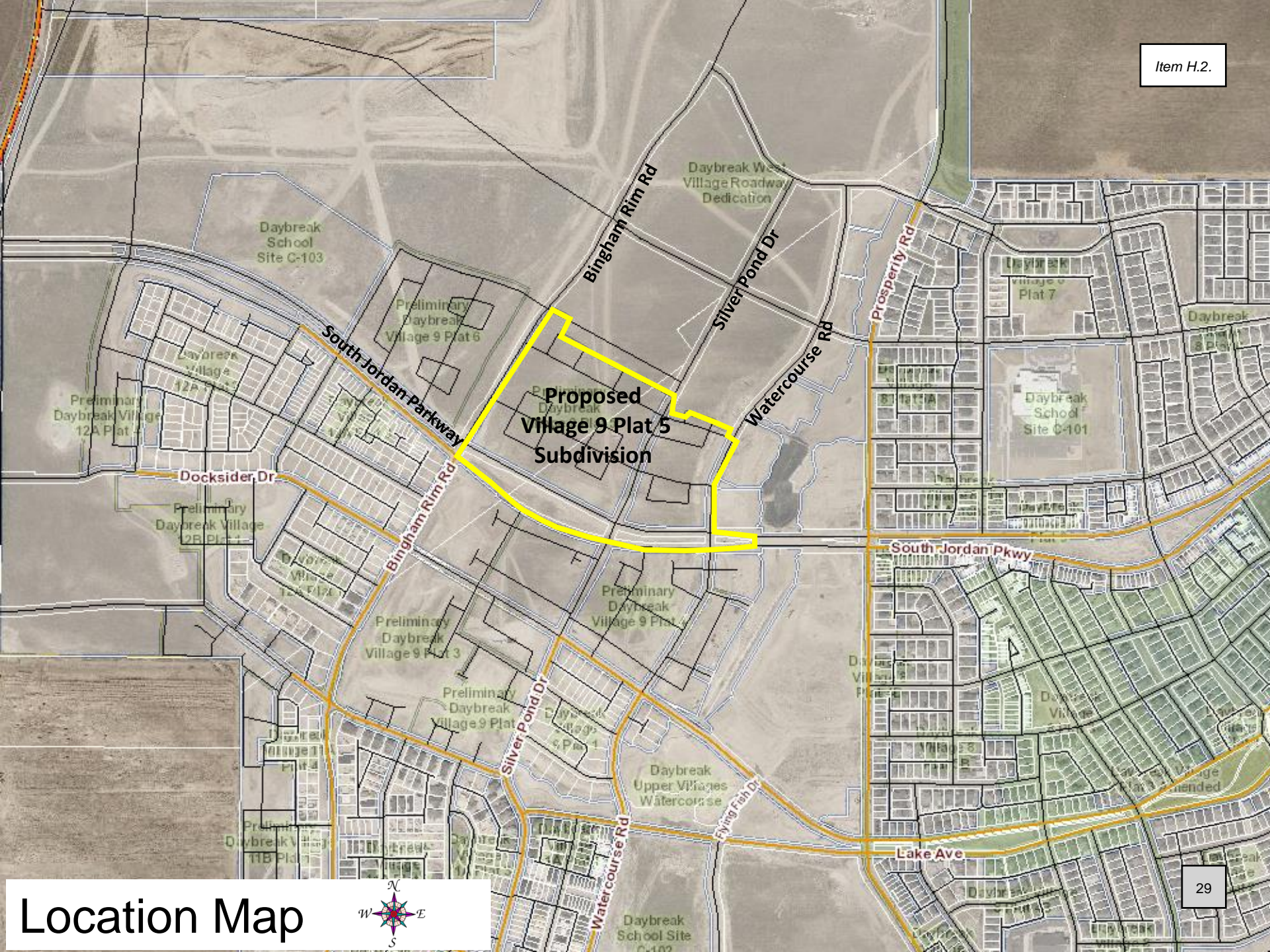
### **ALTERNATIVES:**

- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

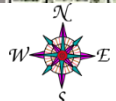
### **SUPPORT MATERIALS:**

- Aerial Map
- Proposed Subdivision Plat





Location Map





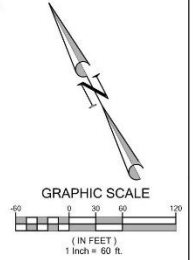
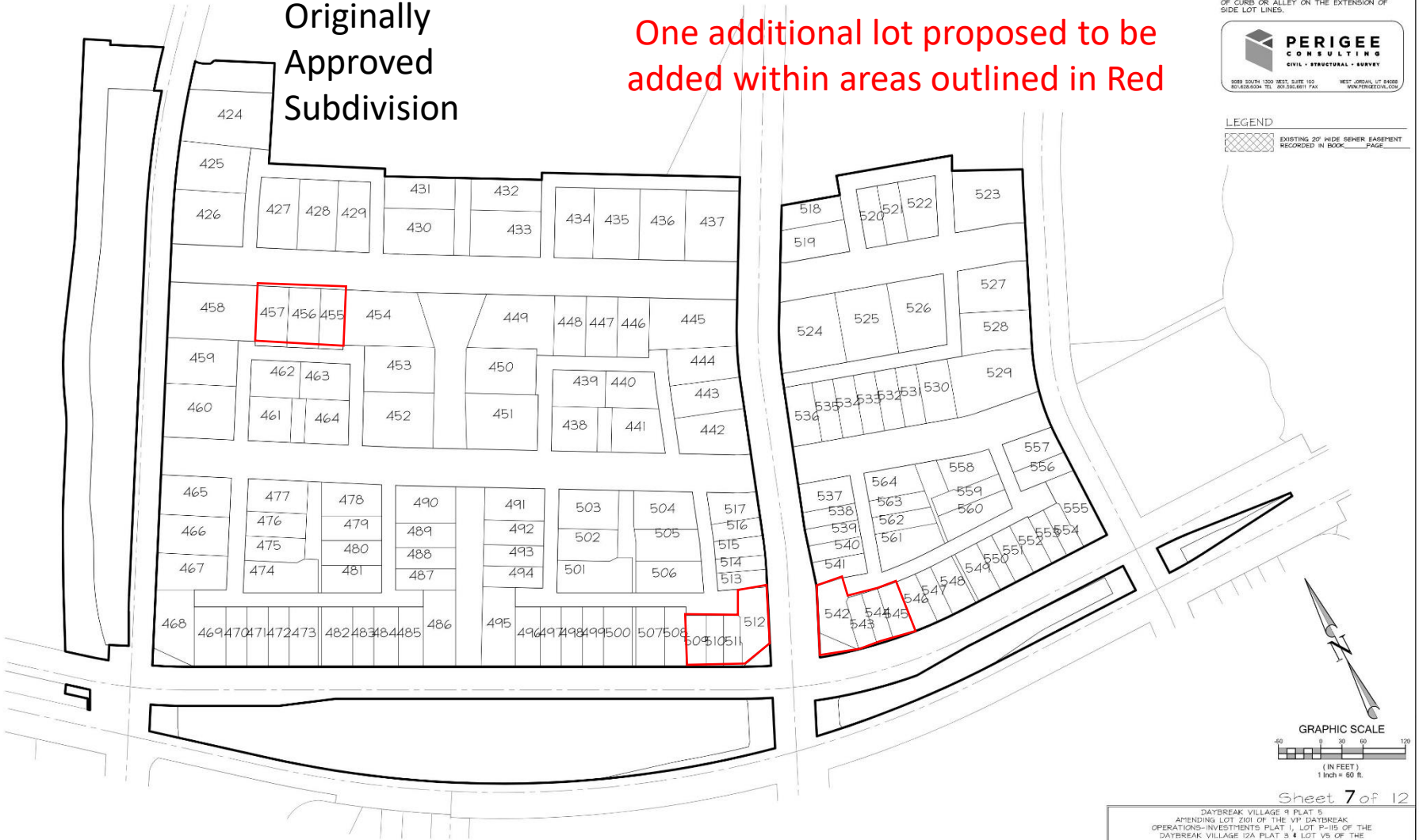
Originally  
Approved  
Subdivision

One additional lot proposed to be  
added within areas outlined in Red

PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE  
REBAR 4 CAP OR NAILS SET IN THE TOP  
OF CURBS OR ALLEY ON THE EXTENSION OF  
SIDE LOT LINES.



LEGEND  
EXISTING 20' WIDE SEWER EASEMENT  
RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



Sheet 7 of 12  
DAYBREAK VILLAGE 9 PLAT 5  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-16 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & 4 LOT V5 OF THE  
KENNECOTT MASTER SUBDIVISION #1 AMENDED  
Located in the North half of Section 22, T30, R24,  
Salt Lake Base and Meridian  
**SALT LAKE COUNTY RECORDER** **RECORDED**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE: \_\_\_\_\_ DEPUTY, SALT LAKE CO.



# New Subdivision Layout

One additional lot within areas outlined in Red

PROPERTY RECORDS  
REAR 1/4 OF CURB SIDE LOT

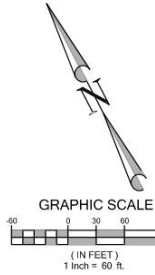
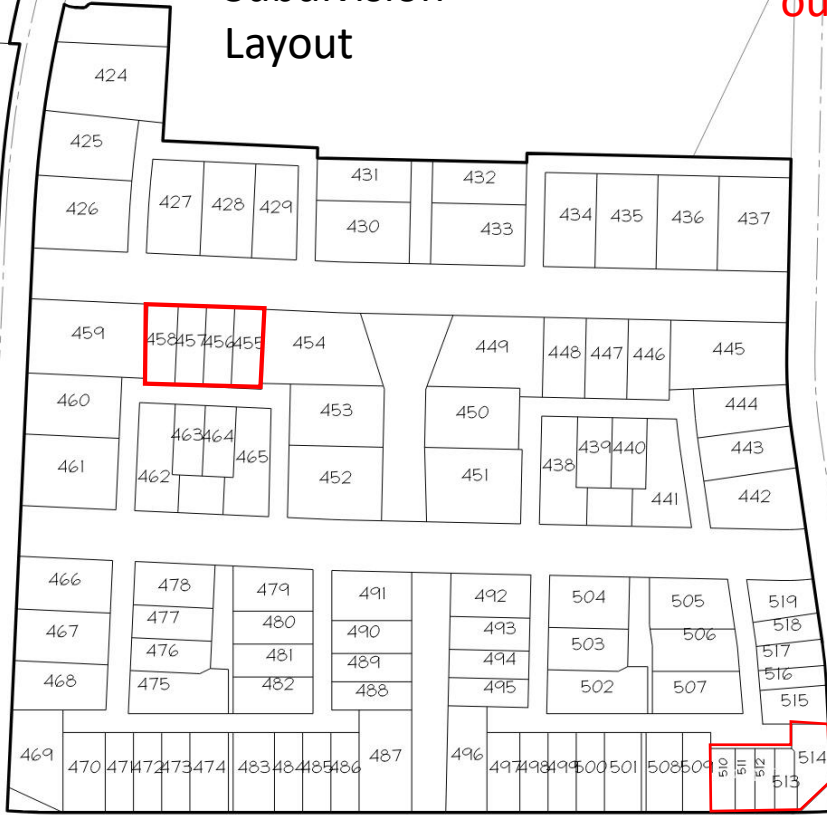
Item H.2.

PERIGEE CONSULTING  
CIVIL • SURVEYING • DESIGN

8008 SOUTH 1200 WEST, SUITE 100  
SALT LAKE CITY, UT 84119  
TEL: 801.566.0000 FAX: 801.566.0001

LEGEND

EXISTING 20' WIDE SEWER EASEMENT  
RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



Sheet 7 of 12

DAYBREAK VILLAGE 9 PLAT 5  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-115 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V-5 OF THE  
KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 22, T35, R24,  
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ DEPUTY: \_\_\_\_\_

31



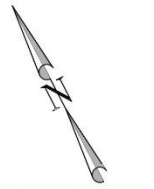
# Originally Approved Subdivision

PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE  
REBAR 4 CAP OR NAILS SET IN THE TOP  
OF CURBS OR ALLEY ON THE EXTENSION OF  
SIDE LOT LINES.



## DRAINAGE EASEMENTS

- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 436-444 & P-125 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 441-444 & P-125 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



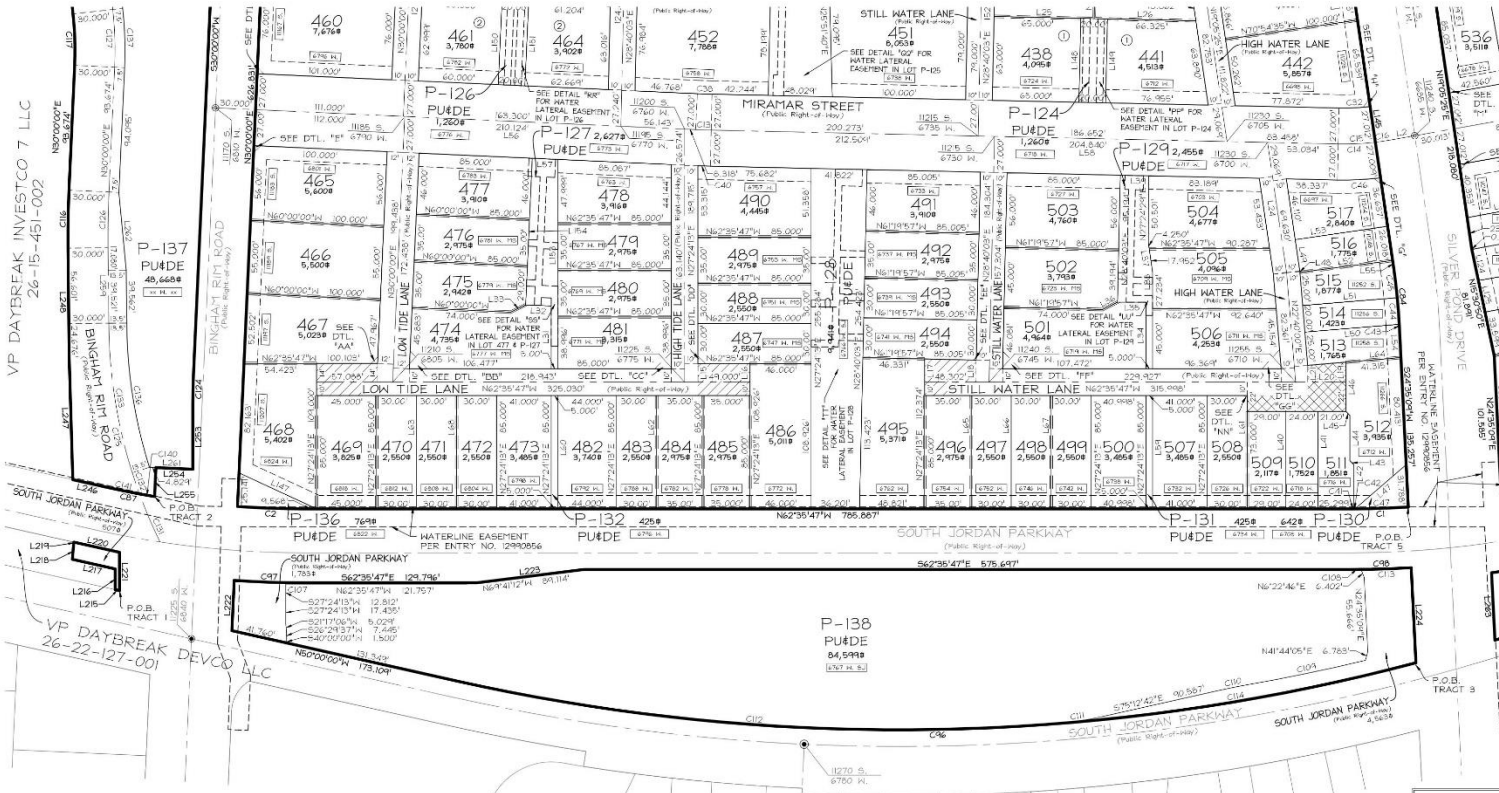
PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

- ### LEGEND
- FOUND SALT LAKE COUNTY SECTION CORNER
  - PROPOSED STREET MONUMENT
  - EXISTING STREET MONUMENT
  - ADDRESS WITH ABBREVIATION OF STREET OR LANE
  - 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
  - PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY HILL NOT PROVIDE SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
  - PRIVATE RIGHT-OF-WAY

Sheet 4 of 12

DAYBREAK VILLAGE 9 PLAT 5  
APPENDING LOT 201 OF THE VP DAYBREAK  
OPERATIONS- INVESTMENTS PLAT 1, LOT 2-15 OF THE  
DAYBREAK VILLAGE (2A PLAT 3 & 4 LOT VS OF THE  
KENNECOTT MASTER SUBDIVISION #1 ATTENDED  
Located in the North 1st of Section 22, T35N, R24N,  
Salt Lake Base and Meridian

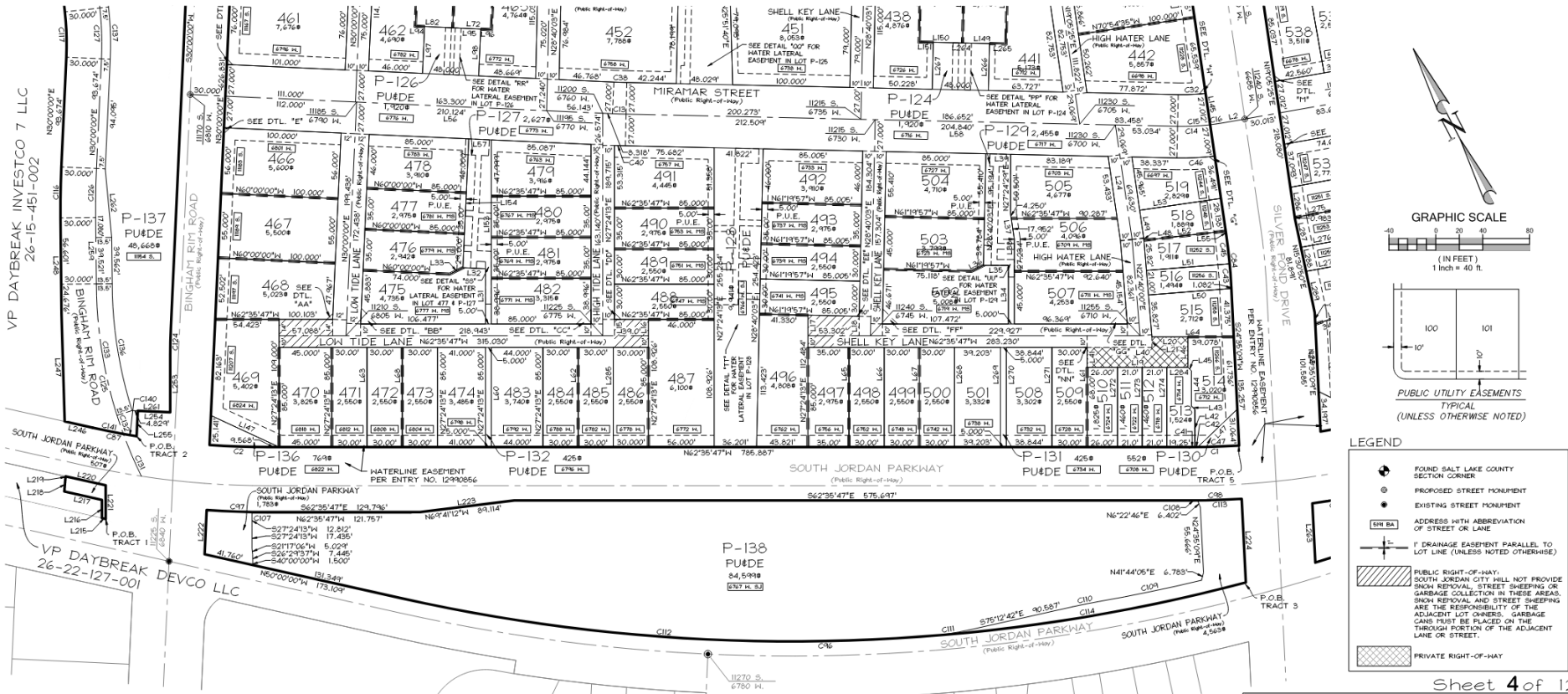
SALT LAKE COUNTY RECORDER  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ EXPIRY, SALT LAKE COUNTY





# New Subdivision Layout

## No proposed changes to this sheet



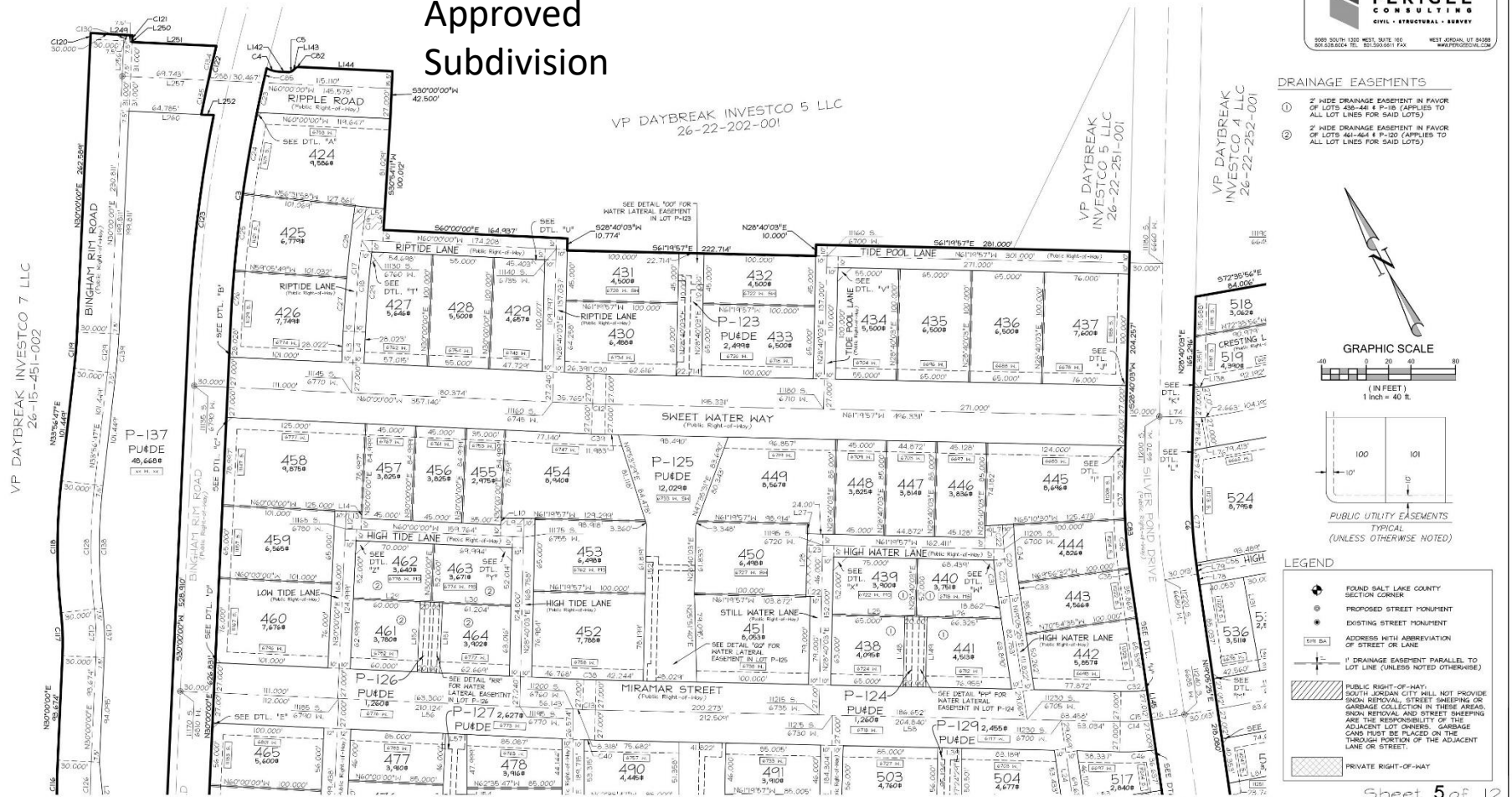
DAYBREAK VILLAGE 9 PLAT 5  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-115 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE  
KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 22, T35, R24,  
Salt Lake Base and Meridian

**SALT LAKE COUNTY RECORDER** **RECORDED #**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ DEPUTY, SALT LAKE COUNTY RECORDER



# Originally Approved Subdivision

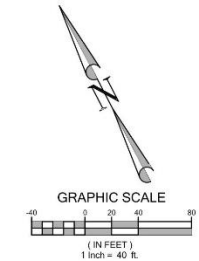


PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE REBAR 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

**PERIGEE CONSULTING**  
CIVIL - STRUCTURAL - SURVEY

9885 SOUTH 1300 WEST, SUITE 100  
80426-6244 TEL: 801-550-0811 FAX: 801-550-0811  
WWW.PERIGEECONSULTING.COM

- DRAINAGE EASEMENTS**
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 430-444 & P-125 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
  - 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 441-444 & P-126 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



**PUBLIC UTILITY EASEMENTS**  
TYPICAL  
(UNLESS OTHERWISE NOTED)

- LEGEND**
- FOUND SALT LAKE COUNTY SECTION CORNER
  - PROPOSED STREET MONUMENT
  - EXISTING STREET MONUMENT
  - ADDRESS WITH ABBREVIATION OF STREET OR LANE
  - 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
  - PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LOT OR STREET.
  - PRIVATE RIGHT-OF-WAY

DAYBREAK VILLAGE 9 PLAT 5  
APPENDING LOT 201 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1, LOT P-125 OF THE DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE KENNEDOTT MASTER SUBDIVISION #1 ATTENDED

Located in the North 1st of Section 22, T35N, R24N, Salt Lake Base and Meridian

**SALT LAKE COUNTY RECORDER** **RECORDED**

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_ EXPIRY, SALT LAKE COUNTY



# New Subdivision Layout

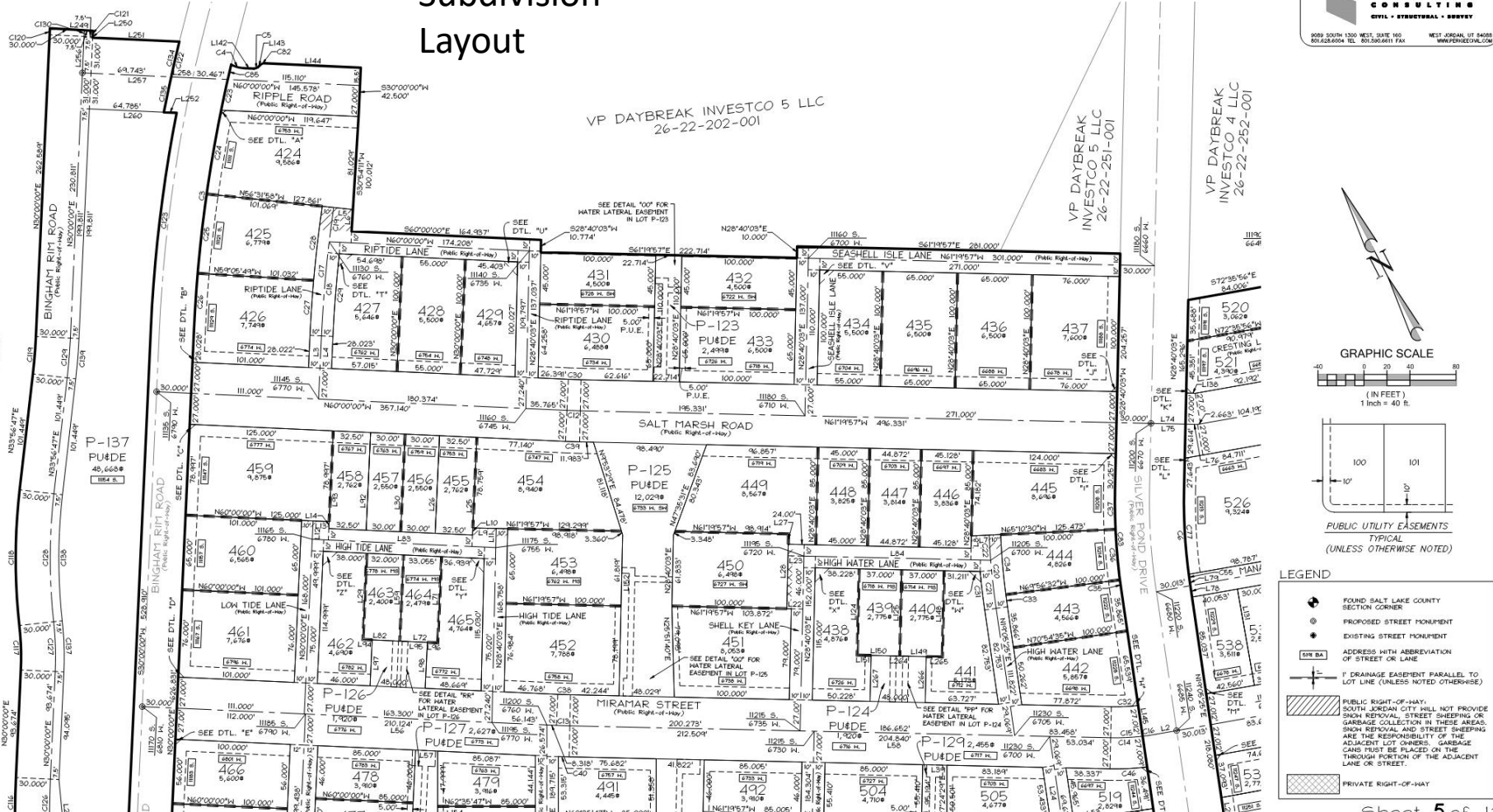


VP DAYBREAK INVESTCO 7 LLC  
26-15-451-002

VP DAYBREAK INVESTCO 5 LLC  
26-22-202-001

VP DAYBREAK INVESTCO 5 LLC  
26-22-251-001

VP DAYBREAK INVESTCO 4 LLC  
26-22-252-001



Sheet 5 of 12

DAYBREAK VILLAGE 9 PLAT 5  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-115 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE  
KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 22, T35, R24,  
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDS	RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF.	
DATE: _____ TIME: _____ BOOK: _____	
FEE \$ _____	DEPUTY, SA _____



# Originally Approved Subdivision

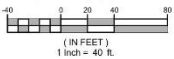
VP DAYBREAK  
INVESTCO 5 LLC  
26-22-251-001

VP DAYBREAK INVESTCO 4 LLC  
26-22-252-001

VP DAYBREAK DEVCO LLC  
26-22-279-003

VP DAYBREAK DEVCO LLC  
26-22-279-004

DAYBREAK UPPER VILLAGES  
BK. 2022P PG. 096



**LEGEND**

	FOUND SALT LAKE COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
	ADDRESS WITH ABBREVIATION OF STREET OR LANE
	1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
	PUBLIC RIGHT-OF-WAY
	PRIVATE RIGHT-OF-WAY

Sheet 6 of 12

DAYBREAK VILLAGE # PLAT 5  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT #15 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE  
KENNICOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 22, T35, R24,  
Salt Lake Base and Meridian

**SALT LAKE COUNTY RECORDER** **RECORDED #**  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ DEPUTY, SALT LAKE COUNTY RECORDER

PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE  
REBAR & CAP OR NAILS SET IN THE TOP  
OF CURB OR ALLEY ON THE EXTENSION OF  
SIDE LOT LINES.

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

3009 SOUTH 1300 WEST, SUITE 101  
801.638.8224 TEL. 801.560.6811 FAX  
WWW.PERIGEECONSULTING.COM



# New Subdivision Layout

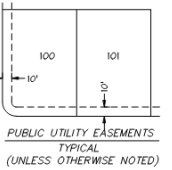
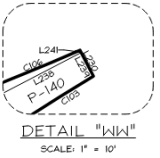
VP DAYBREAK INVESTCO 5 LLC  
26-22-251-001

VP DAYBREAK INVESTCO 4 LLC  
26-22-252-001

VP DAYBREAK DEVCO LLC  
26-22-279-003

VP DAYBREAK DEVCO LLC  
26-22-279-004

DAYBREAK UPPER VILLAGES  
BK. 2022P PG. 096



**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SIGN REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SIGN REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- PRIVATE RIGHT-OF-WAY

Sheet 6 of 12

DAYBREAK VILLAGE 9 PLAT 5  
AMENDING LOT 201 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-115 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE  
KENNEDY MASTER SUBDIVISION III AMENDED  
Located in the North Half of Section 22, T35S, R24W,  
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER	RECORDED #
REQUEST OF:	
DATE:	TIME:
	BOOK:
FEE \$	DEPUTY, SALT LAKE COUNTY RECORDER

PROPERTY CORNERS  
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REBAR # CAP OR NAILS SET IN THE TOP  
OF CURB OR ALLEY ON THE EXTENSION OF  
SIDE LOT LINES.



8000 SOUTH 1300 WEST, SUITE 160  
SALT LAKE CITY, UT 84119  
WEST JORDAN, UT 84068  
801.428.0000 TEL. 801.550.0011 FAX  
WWW.PERIGEECONSULTING.COM



# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12-12-2023**

**Issue:** DAYBREAK VILLAGE 7 PLAT 5  
PRELIMINARY SUBDIVISION  
**Location:** Generally 11700 South 6165 West  
**Project No:** PLPP202300184  
**Applicant:** Oakwood Homes  
**Submitted By:** Greg Schindler, City Planner  
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202300184 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

## **STANDARDS FOR SUBDIVISION REVIEW**

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

## **BACKGROUND**

<b>ACREAGE</b>	11.207 Acres
<b>CURRENT LU DESIGNATION</b>	Stable Neighborhood (SN)
<b>CURRENT ZONING</b>	Planned Community (PC)
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North - SN, (P-C)/Village 7 Plat 2 South- SN, (PC)/Village 7 Plat 4 East - SN, (PC)/Village 7 Plats 1 and 4 and Springhouse Village Clubhouse area West - SN, (P-C)/Village 8 Plat 4A

Third Cadence, on behalf of Clayton Properties/Oakwood Homes, has filed an application for preliminary plat review and approval of the Daybreak Village 7 Plat 5 subdivision. This subdivision plat was previously approved by the Planning Commission on April 12, 2022. However, the plat was not recorded nor was an extension of time requested prior to the approval expiration date of April 12, 2023. No changes have been made to the originally approved subdivision. The proposed subdivision will divide the property into 85 residential lots, 1 park lot (P-lot) and associated public rights-of-way.

The residential density of this proposal is 7.5 units per acre (gross density) and 10.6 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 3,199 sq. ft. to 6,000 sq. ft. with an average lot size of 4,085 sq. ft.



The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the previous Daybreak Village 7 subdivisions.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

#### **Findings:**

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- The General Plan Future Land Use designation for the property is Stable Neighborhood (SN). Stable Neighborhood identifies residential areas throughout South Jordan that are mostly built out and not likely to change or redevelop into a different land use. This land use designation supports existing or planned residential with a variety of housing types, densities, and styles. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.
- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

#### **Conclusions:**

- The proposed subdivision is consistent with both the Daybreak Community Structure Plan the South Jordan General Plan and meets the standards of review for subdivisions in the P-C zone.

#### **Recommendation:**

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

#### **FISCAL IMPACT:**

- Minimal.

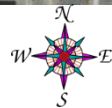
#### **ALTERNATIVES:**

- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

#### **SUPPORT MATERIALS:**

- Aerial Map
- Proposed Subdivision Plat









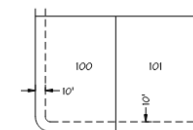






LEGEND

- 
-  FOUND SALT LAKE COUNTY SECTION CORNER  
 PROPOSED STREET MONUMENT  
 EXISTING STREET MONUMENT  
 ADDRESS WITH ABERRATION OF STREET OR LANE  
 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)  
 PUBLIC RIGHT-OF-WAY.
- SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL, STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT CHOWNER. GARBAGE CANS MUST BE PLACED ON THE PORTION OF THE ADJACENT LANE OR STREET.



PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

### PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088  
801.628.6004 TEL. 801.500.6611 FAX [WWW.BDSGET.COM](http://WWW.BDSGET.COM)

Sheet 2 of 6

DAYBREAK VILLAGE 7 PLAT 5  
AMENDING A PORTION OF LOT 100-A OF THE  
DAYBREAK VILLAGE 7 SUBDIVISION AMENDED

Located in the South Half of Section 23,  
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER		RECORDED #	41
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND REQUEST OF: _____			
DATE: _____	TIME: _____	BOOK: _____	

FFF 9

DEPUTY, SALT LAKE COUNTY RECORDER



## **SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT**

**Meeting Date: 12/12/2023**

**Issue: CONDITIONAL USE PERMIT FOR DETACHED ACCESSORY GARAGE**

**File No.:** PLCUP202300195  
**Property Address:** 9792 S Temple Dr, South Jordan, UT 84095  
**Applicant:** Ben Child (Property Owner)  
**Submitted By:** Miguel Aguilera, Planner I

### **Staff Recommendation (Motion Ready):**

I move that the Planning Commission **approve** the Conditional Use Permit (File No. **PLCUP202300195**), with the condition of having an opaque west attic window, based on the Findings and Conclusions listed in the staff report.

### **CONDITIONAL USE REVIEW STANDARDS:**

A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission or City Council in conformance with the requirements of City Code §17.18.050; and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified, the permit shall be indefinite and shall run with the land.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

City Code §17.18.050 also provides standards for compliance and revocation:

1. A conditional use may be commenced and operated only upon:
  - a. Compliance with all conditions of an applicable conditional use permit;
  - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
  - c. Compliance with all applicable local, State, and Federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I1 of this section.



## **BACKGROUND:**

The applicant is requesting that the Planning Commission review and approve a conditional use permit (CUP) for a detached accessory garage located at 9792 S Temple Dr. The subject property is zoned A-5, has an area of 0.43 acres, and is included in the King Benjamins Court 2 subdivision.

The proposal is to construct a detached garage that has a larger footprint and is taller than the existing home. City Code §17.30.020.I.3 allows the Planning Commission to approve this garage design through a CUP. The proposed garage will be 23 feet and 6 inches high with a 1,480 square foot footprint. The existing home on the subject property 18 feet high and a 1,266 square foot footprint. Currently, the property has an existing detached garage with a footprint of 624 square feet, according to county records. The proposed garage will be built adjacent to the existing garage.

Structural elements of the proposed garage include a garage and storage space on the main level, and an attic on the second level. The attic will have two windows, one on the east side and one on the west side of the structure. The attic window on the west will be 10 feet from the rear property line, closer than the 20 foot minimum required setback for windows on second stories of detached structures. City Code §17.30.020.I.3.c also allows the Planning Commission to approve the location of this window through a CUP.

Building coverage is not a concern on this property. Including the proposed detached garage, the total building footprint on this property would be 3,370 square feet. This coverage is 18% of the property and within the allowed coverage for the A-5 Zone. One detrimental effect found is the window on the west side of the attic will be within 20 feet of the rear property line. This would allow a clear view of the neighboring property's rear yard. To mitigate this, the applicant has agreed to make the west attic window opaque. No other detrimental effects were found.

## **FINDINGS, CONCLUSION, & RECOMMENDATION**

### **FINDINGS:**

- The proposed attic window on the left (west) elevation will be approximately 15 feet 9 inches above grade and will be 10 feet from the property line. This setback is less than the required 20 foot distance, unless approved by the Planning Commission as per City Code §17.40.020.I(3c).
- The subject property has a (10') Public Utility Easement located on the south property line. The proposed detached garage will not be encroaching into this easement and will not require Easement Release & Encroachment Letters from the Utility Providers.
- The King Benjamins Court 2 recorded subdivision, of which this property is part of, has large two-story homes next to the subject property. The addition of this detached structure will not impede upon the aesthetic or character of existing structures within the subdivision.



- Without a CUP, the applicant is able to build up to a maximum height of 18 feet and at a footprint maximum of 1,266 square feet to still comply with City Zoning & Development Standards applicable to the subject property.

**Conclusion:**

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with City Code pertaining and should be approved.

**Recommendation:**

Staff recommends that the Planning Commission take comments at the public hearing, and **approve** the Conditional Use Permit Application (File No. **PLCUP202300195**) with the condition of having an opaque west attic window, based on the findings listed in this report.

**ALTERNATIVES TO RECOMMENDATION:**

- Approve the Conditional Use Permit with reasonable conditions imposed
- Deny the Conditional Use Permit, if detrimental effects are identified, and cannot be reasonably mitigated via imposition of reasonable conditions
- Require additional examination, and motion to table for a future meeting

**SUPPORT MATERIALS:**

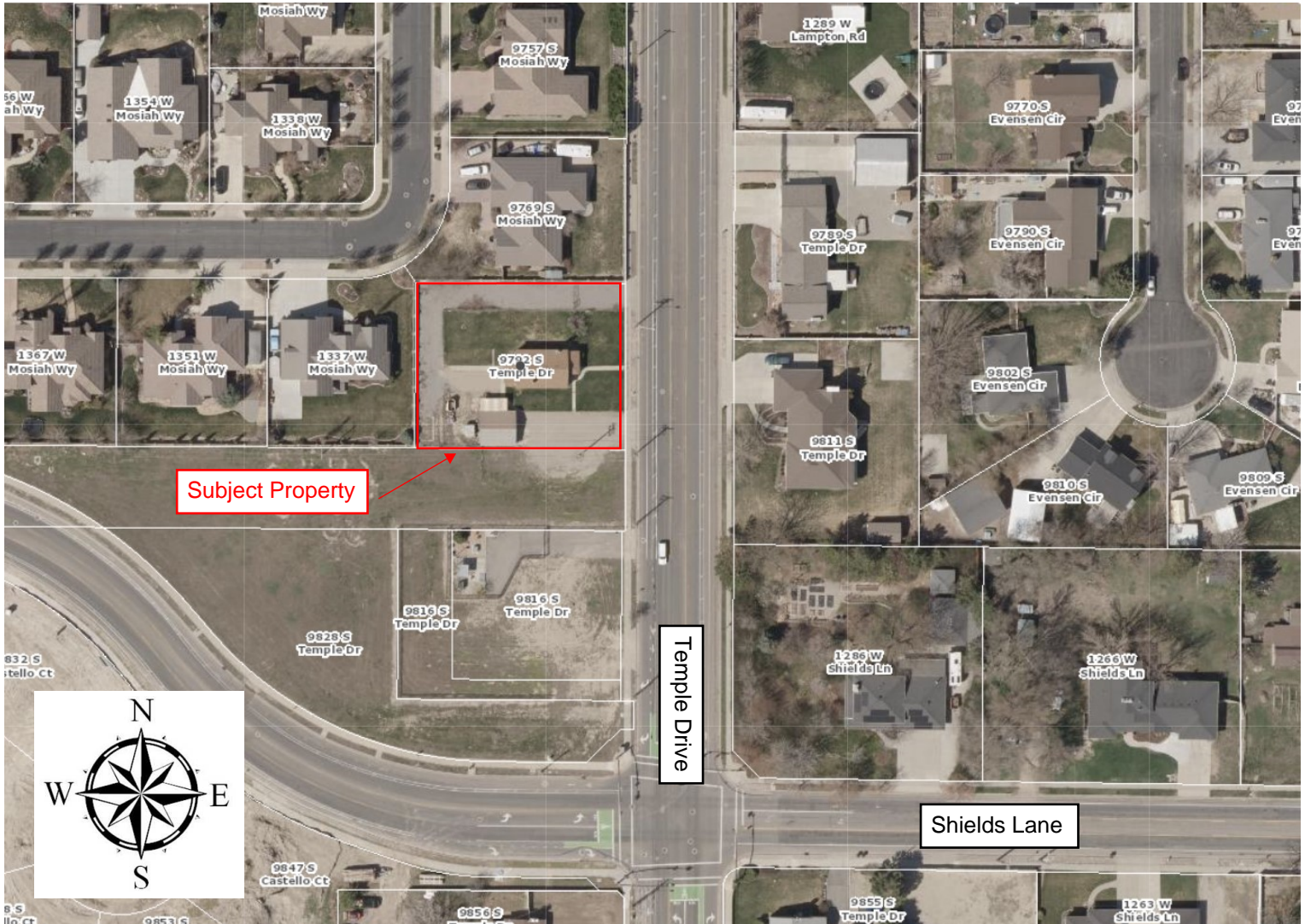
- Location Map
- Current Zoning Map
- Site Plan
- Building Elevation & Layout

\_\_\_\_\_*Miguel Aguilera*\_\_\_\_\_  
Miguel Aguilera, Planner I  
Planning Department



Location Map  
*South Jordan City*  
Detached Garage Conditional Use  
Permit

Item H.4.



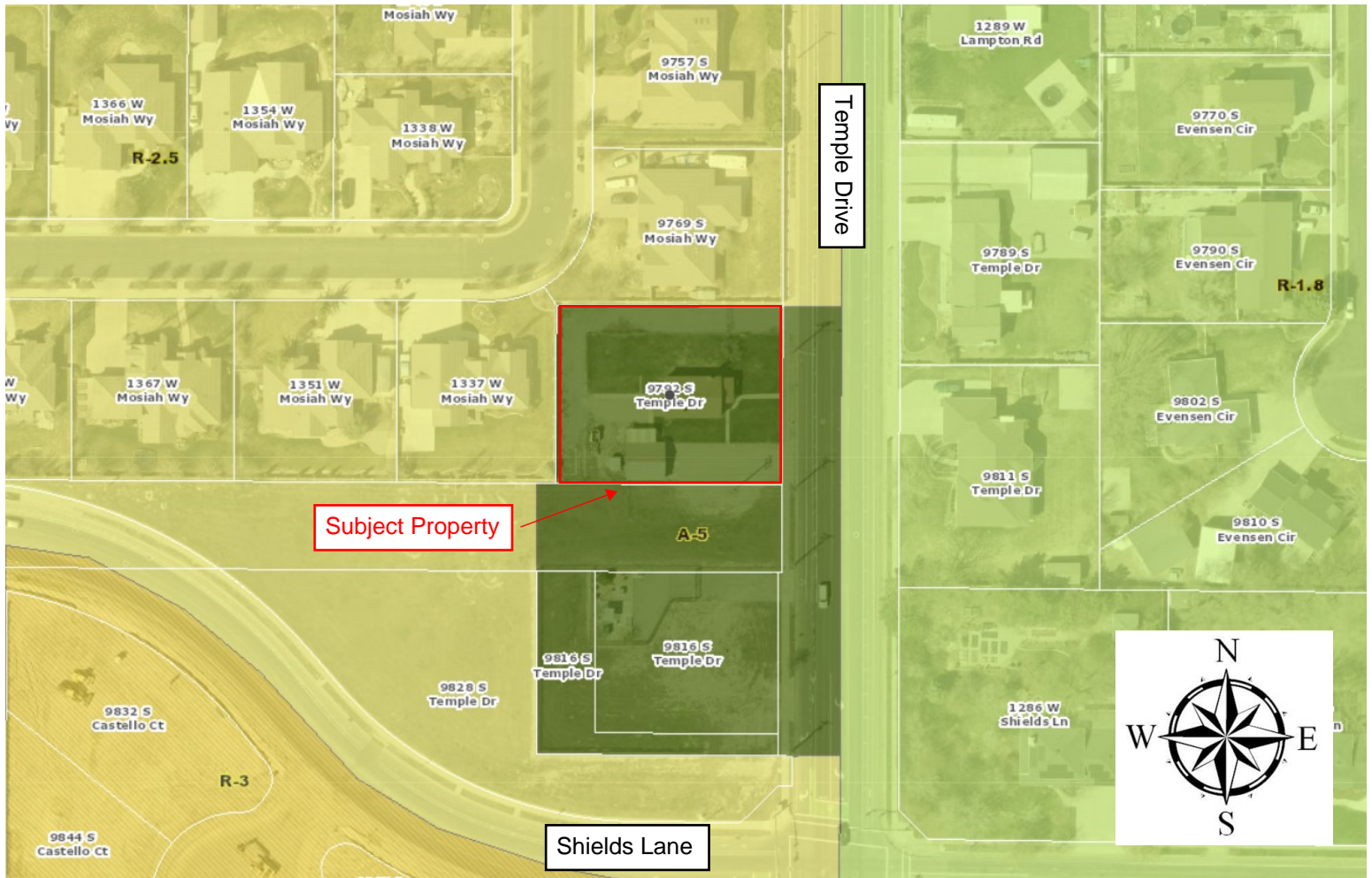


# Zoning Map

## South Jordan City

### Detached Garage Conditional Use Permit

Item H.4.



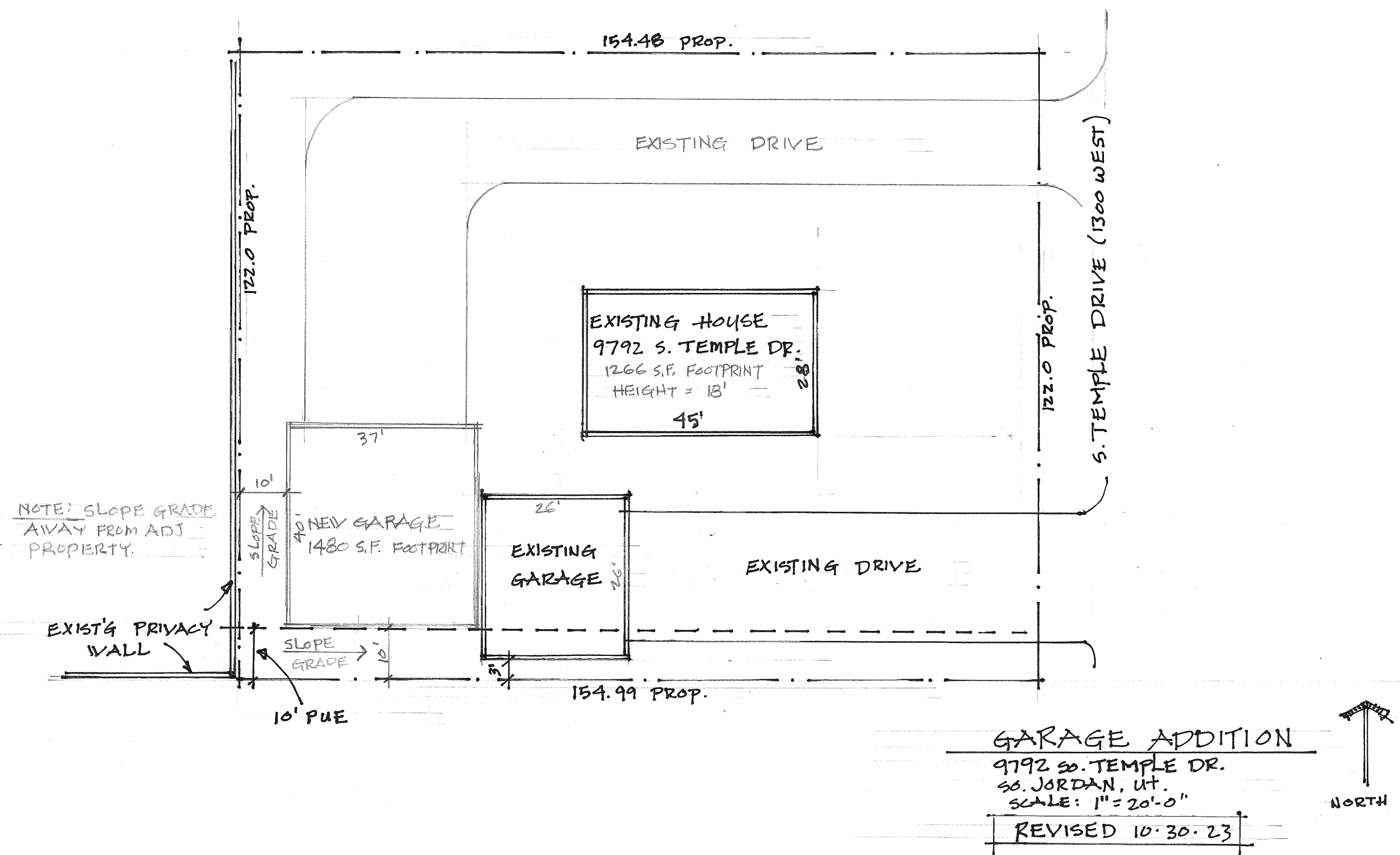


Land Use Map  
South Jordan City  
Detached Garage Conditional Use  
Permit

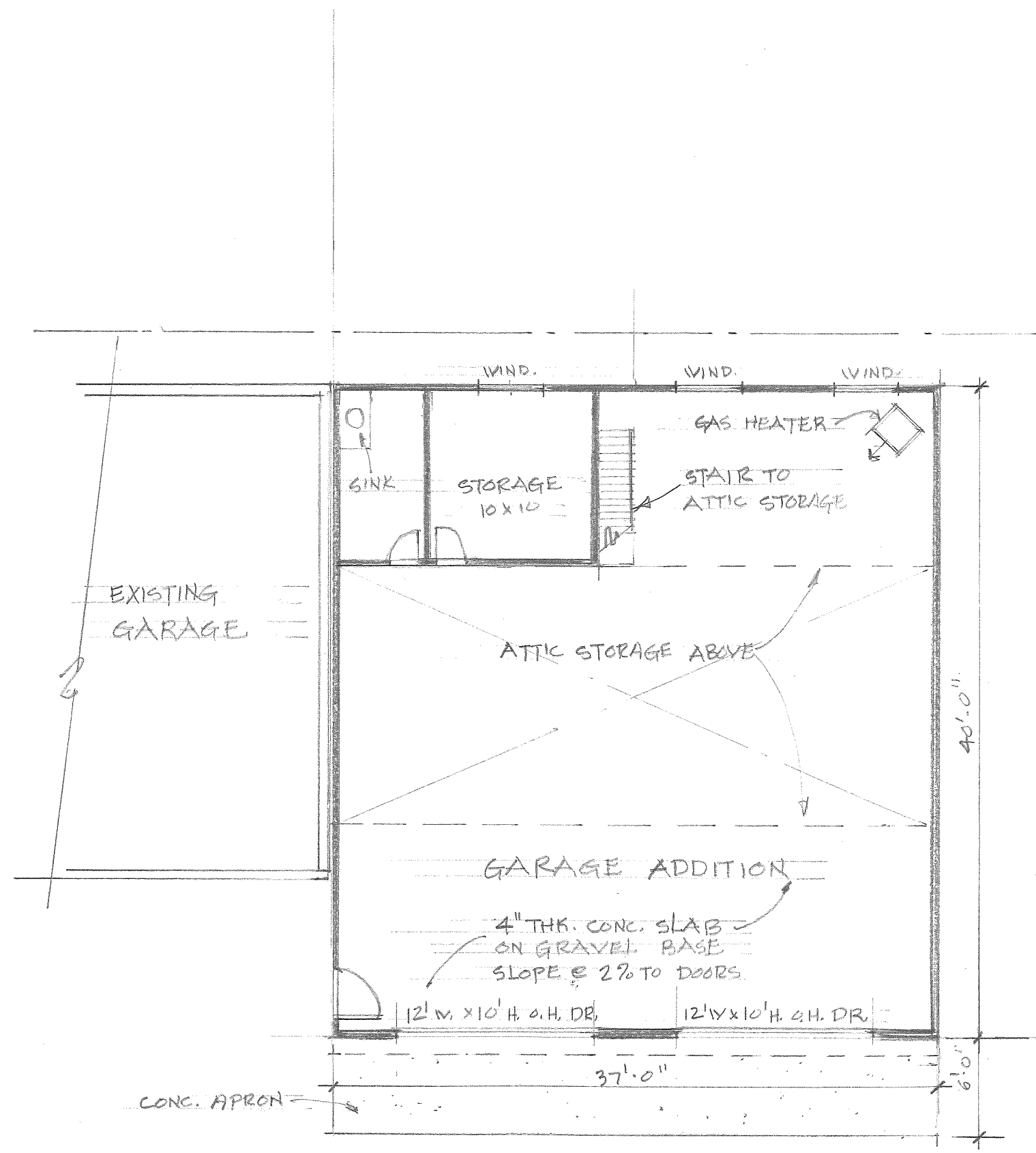
Item H.4.



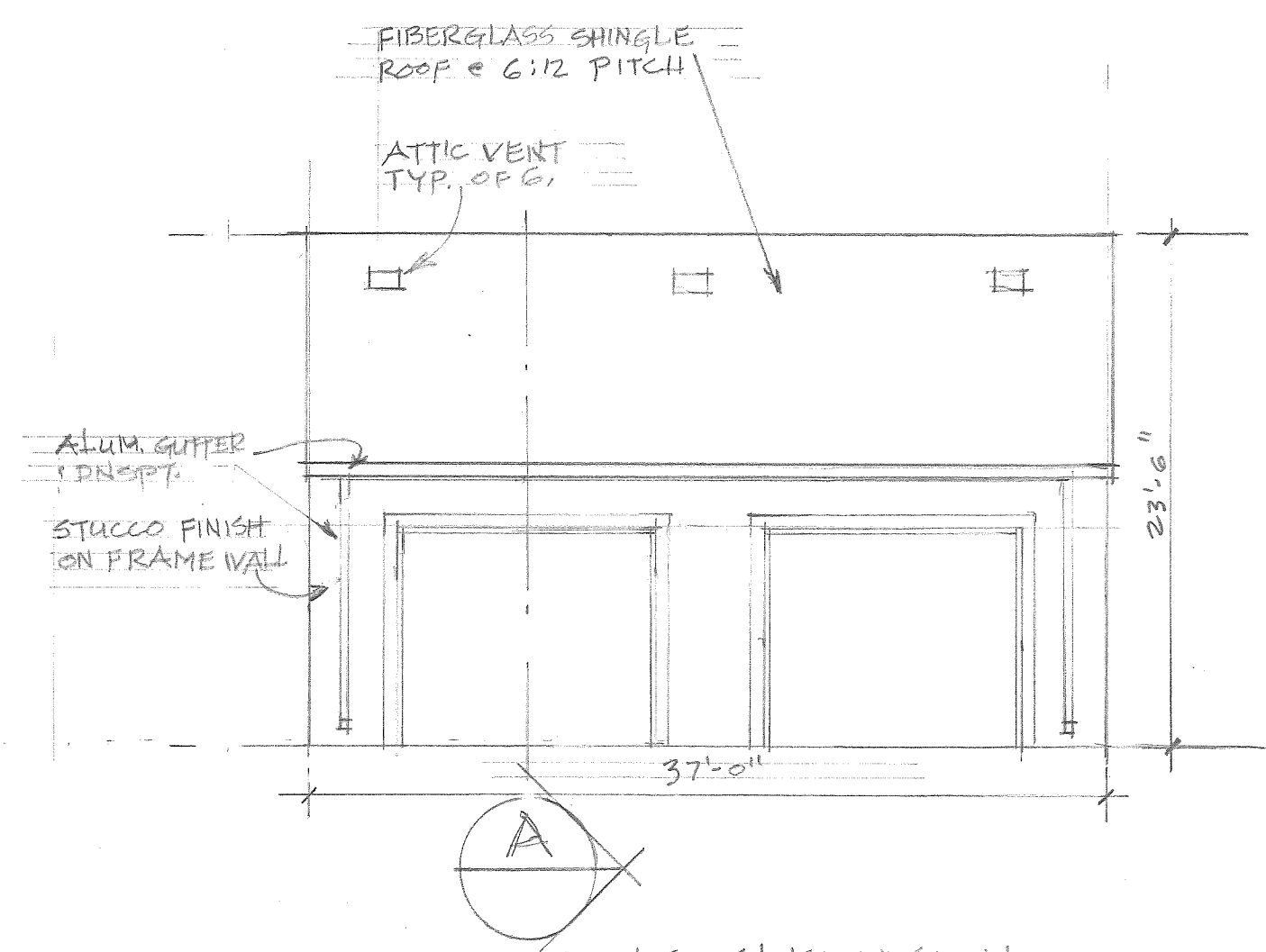






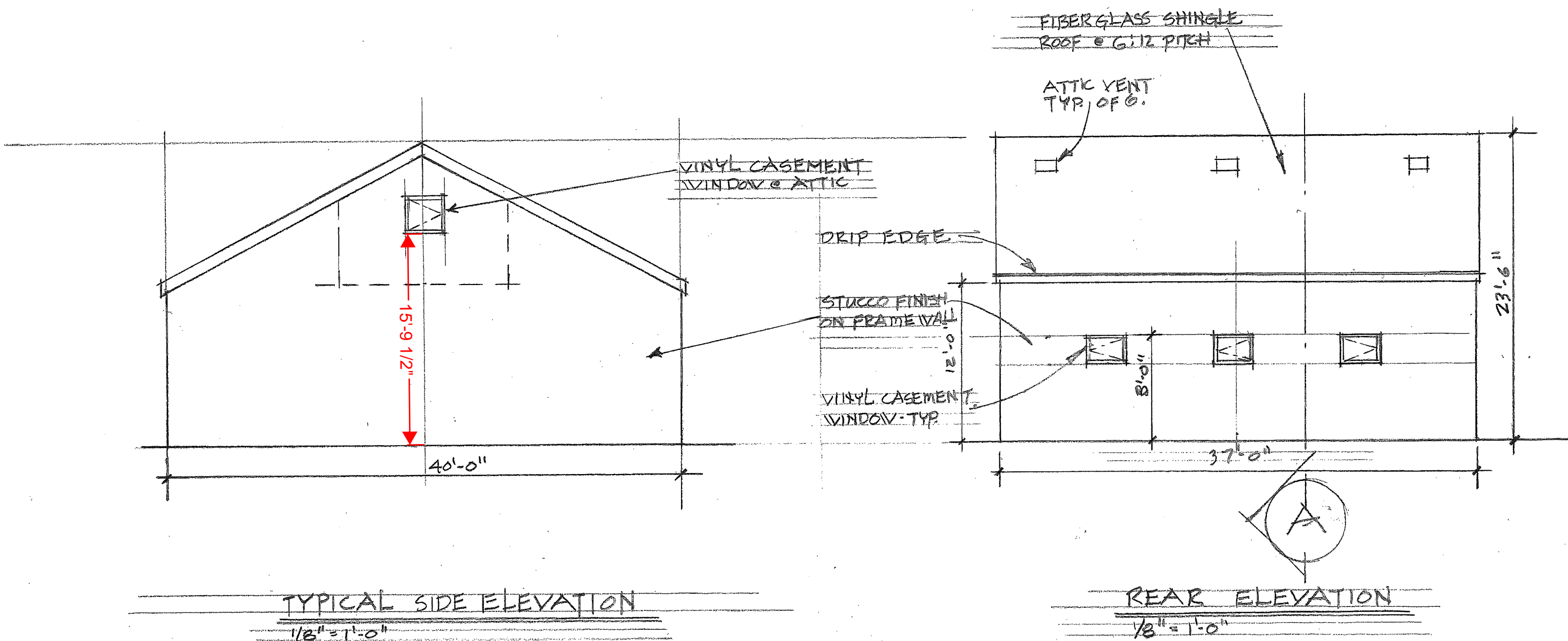


FLOOR PLAN  
SCALE: 1/8" = 1'-0"

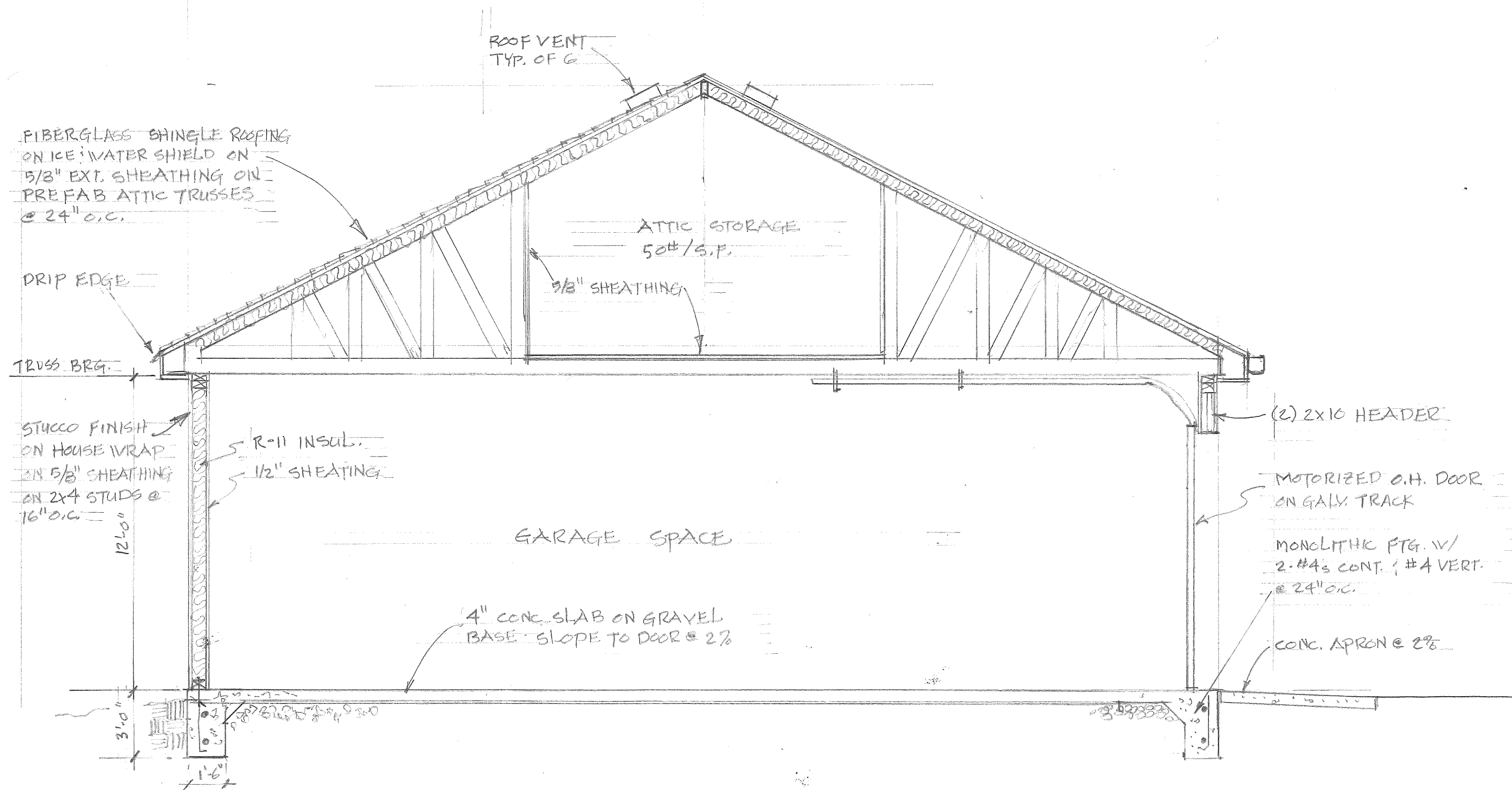


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"











# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12/12/2023**

**Issue:** MINERS COVE NORTH  
PRELIMINARY SUBDIVISION PLAT  
**Address:** 10435 S. 2200 W.  
**File No:** PLPP202300048  
**Applicant:** Jeffrey Almond

**Submitted by: Andrew McDonald, Planner I  
Jared Francis, Senior Engineer**

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** the Miners Cove North preliminary subdivision plat, File No. PLPP202300048.

<b>ACREAGE:</b>	Approximately 1.21 Acres
<b>CURRENT ZONE:</b>	Commercial-Neighborhood (C-N)
<b>CURRENT USE:</b>	Commercial Office
<b>FUTURE LAND USE PLAN:</b>	Economic Center (EC)
<b>NEIGHBORING ZONES/USES:</b>	North – Residential (R-1.8) / Bingham H.S. South – Residential (R-4) West – Residential (R-1.8) East – Residential (R-4)

## **STANDARD OF APPROVAL:**

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

City Code § 16.10.060

## **BACKGROUND:**

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Miners Cove North subdivision located at 10435 South 2200 West. The property currently has an existing multi-tenant space building that was developed through a Site Plan application in the early 2000s. The Record of Survey included shows the existing development



of the property. The unit is currently occupied by a Dental Office (medical clinic use) and a studio dance academy (a recreation and assembly use).

The Commission voted to approve a preliminary subdivision plat in September 2023. The approval was to subdivide the existing property into two separate lots. The applicant is requesting to make changes to this approval.

The approved property line, between Lots 1 and 2, is a straight east-west line. The new property line reduces the size of Lot 1 to just include the grass area, and include the whole parking lot as part of Lot 1. When the final subdivision plat records, it will establish a shared parking, access, and stormwater agreement between Lots 1 and 2.

The applicant will, for the time being, retain sole ownership of both Lots after they are officially subdivided. Lot 2 will be developed into another commercial building with two-tenant spaces. One, or both, of these spaces will become the new location for the existing dental office.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

#### **Findings:**

- Fencing will include an existing 6' precast masonry fence along the south and east boundaries.
- No landscaping or infrastructure improvements are required or proposed with this project application.
- The subdivision will use existing access off South Jordan Parkway and 2200 West. South Jordan Parkway is a right-in/right-out only access.
- A site plan application and new commercial building permit will be required to develop Lot 2.
- The existing site currently has 74 parking stalls. The existing dental office and dance studio require 26 parking stalls (22 and 4 parking stalls respectfully).
- The dance studio has seating for 16 persons. City Code §16.26 allows the parking requirement to be reduced to one parking stall per four known seats.
- Shared-Parking Agreements allow for each parking stall to be shared and utilized non-exclusively by every tenant space in the project. Projects are still required to meet City Code in regards to the required parking stalls for each identified use in the project.

#### **Conclusion:**

- The proposed preliminary subdivision plat application meets the City Code requirements and as such should be approved.

#### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.



**ALTERNATIVES:**

- Approve an amended Application.
- Deny the proposed Application.
- Schedule the Application for a decision at some future date.

**SUPPORT MATERIALS:**

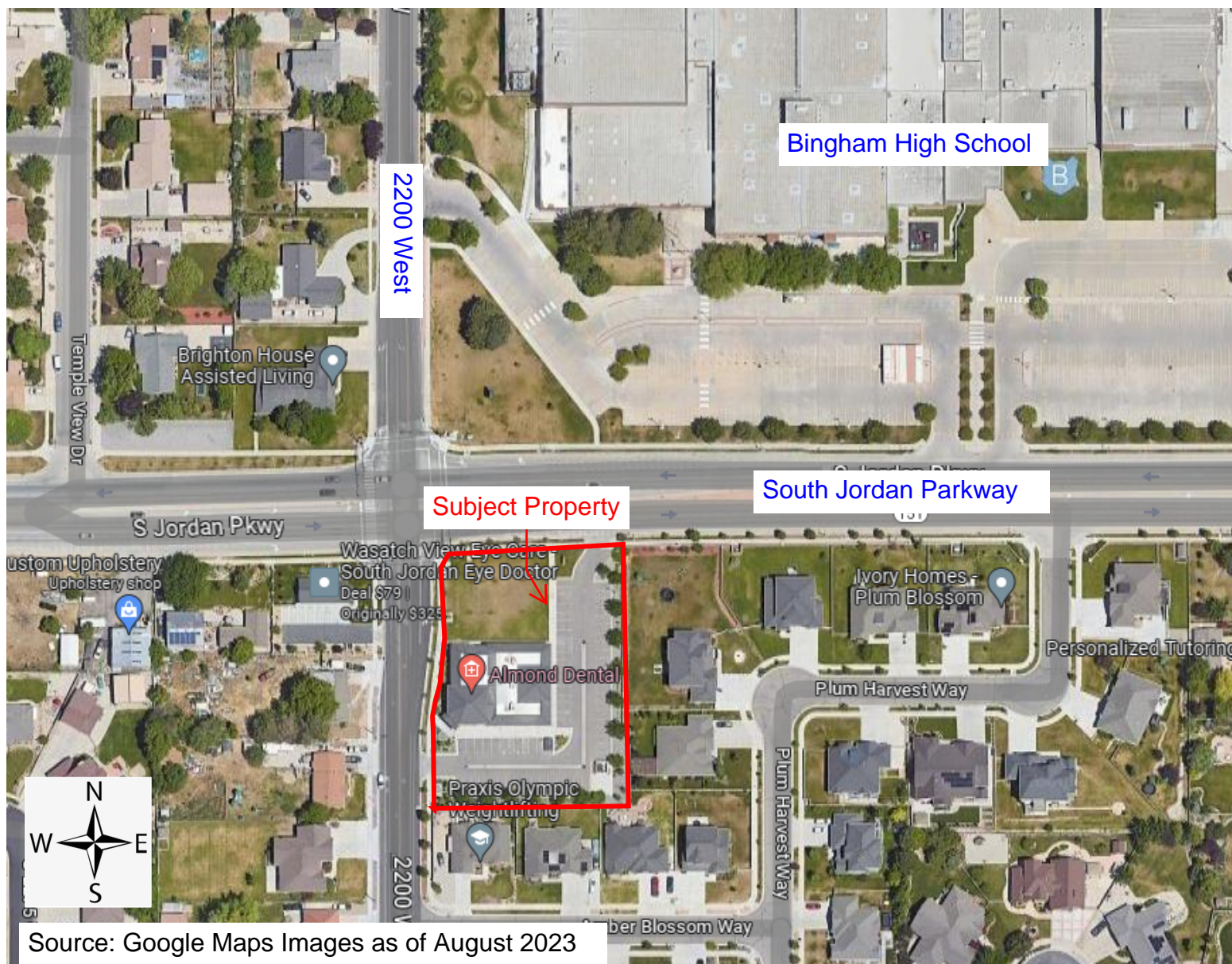
- Location Map
- Current Zoning / Future Land Use Map
- Record of Survey
- Approved Preliminary Subdivision Plat from September 2023.
- Preliminary Subdivision Plat with requested changes.
- Public Mailing Notice

Andrew McDonald  
Andrew McDonald (Dec 5, 2023 09:51 MST)  
Andrew McDonald, AICP Candidate  
Planner I, Planning Department

Brad Klavano  
Brad Klavano (Dec 5, 2023 10:16 MST)  
Brad Klavano, P.E.  
Director of Engineering Services



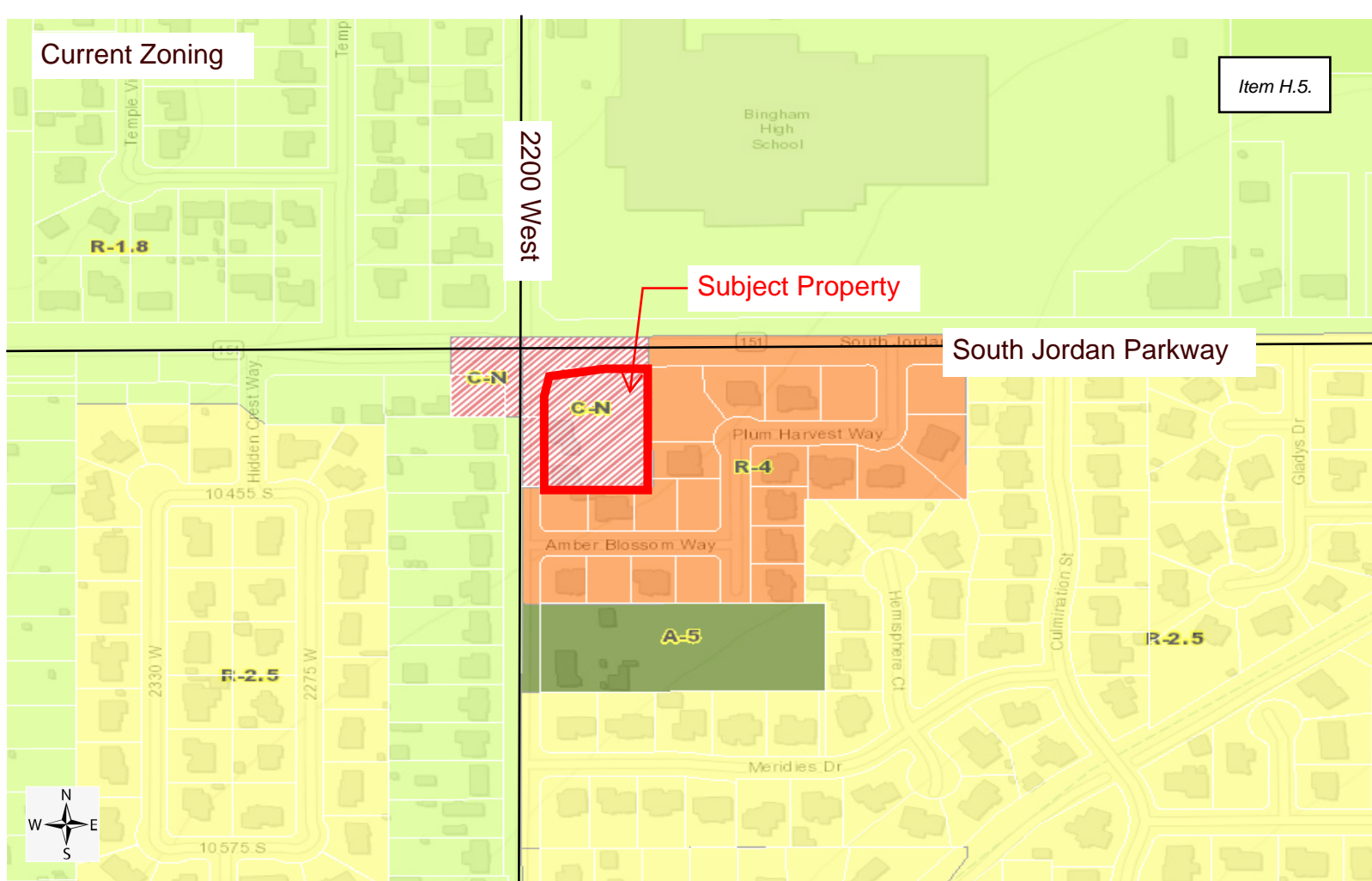
# Location Map



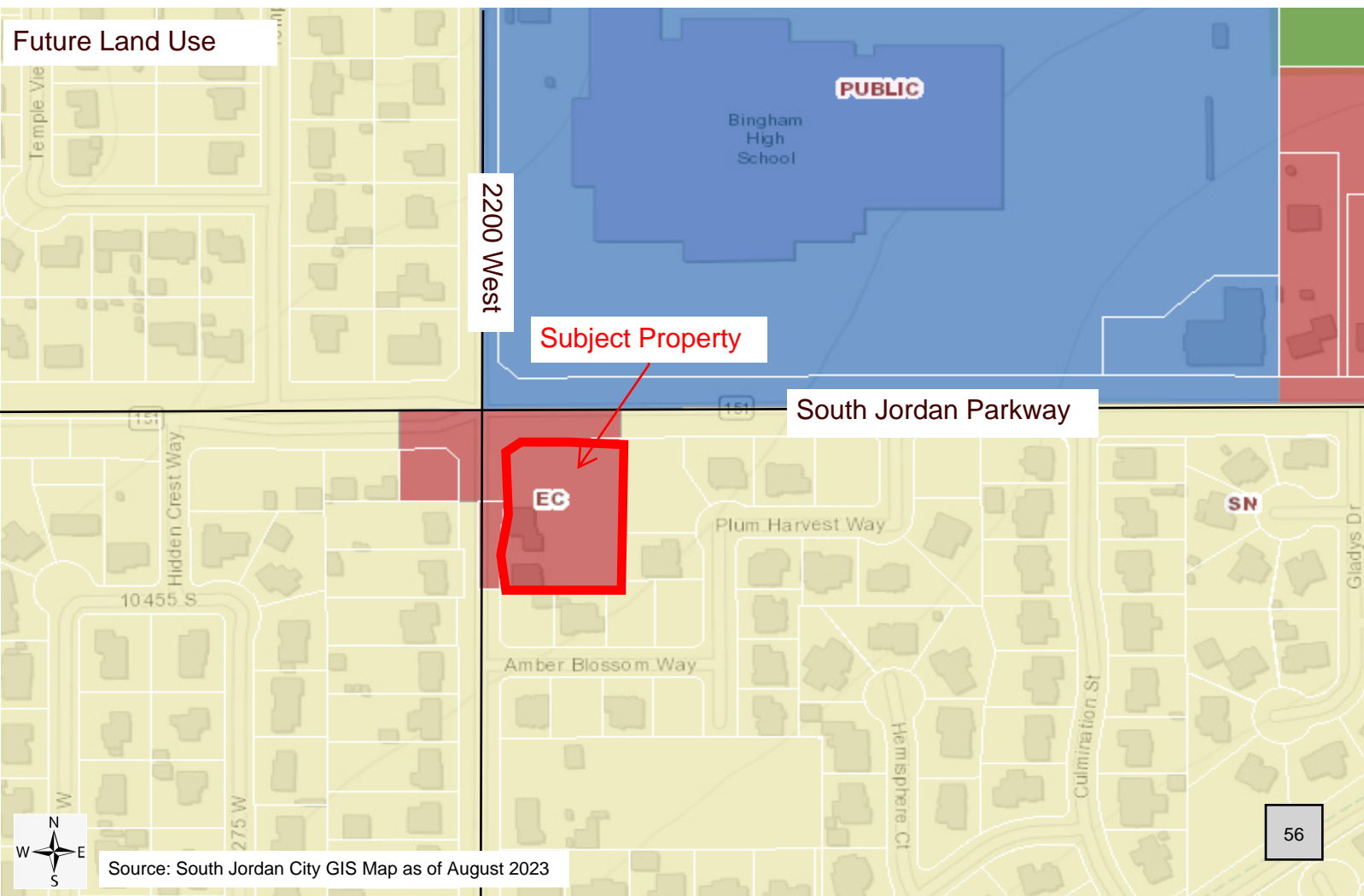


## Current Zoning

Item H.5.



## Future Land Use





*Item H.5.*



**DIAMOND**  
LAND SURVEYING

6801 South 700 West Ste. 150  
Midvale, Utah 84047  
Phone (801) 266-5009 Fax (801) 266-5032  
office@diamondlandsurveying.com  
www.diamondlandsurveying.com

ALTA/NSPS LAND TITLE SURVEY  
10435N SOUTH 2200 WEST  
SOUTH JORDAN, UTAH 84095

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JEFF ALMOND

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ALL REPORTS, DESIGNS, FIELD DATA, FIELD  
NOTES, DRAWINGS, SPECIFICATIONS,  
CALCULATIONS, ESTIMATES OR ANY  
REPRESENTATION CONTAINED HEREIN ARE  
THE SOLE PROPERTY OF DIAMOND DESIGN AND  
LAND SURVEYING UNLESS PREVIOUSLY  
ESTABLISHED BY PRECEDENCE OR WRITTEN

DATE PLOTTED 3/2/23

JOB No.	23-018
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2 of 2

DRAWN BY: LBP	SURVEY DATE: 2/1/2023
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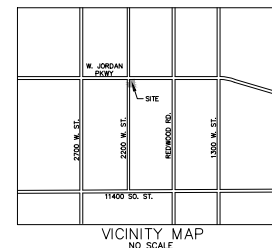
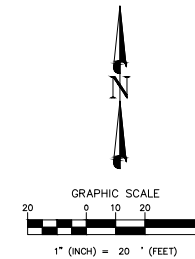
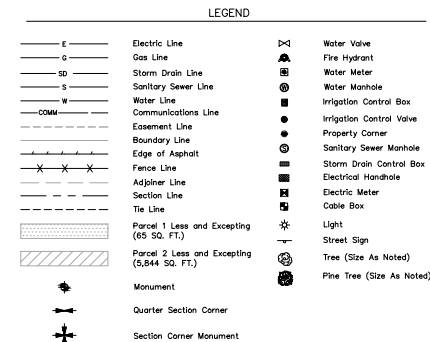
JEFF ALMOND

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2



LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 15,  
TOWNSHIP 3 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN



# MINERS COVE NORTH SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH  
AUGUST 2023

## GENERAL PLAT NOTE

1. AGREEMENT FOR MULTI UNIT CONNECTION TO COMMON SEWER LATERAL RECORDED JUNE 19, 2017 AS ENTRY NO. 12558472 IN BOOK 10569 AT PAGE 77.
2. AGREEMENT FOR MULTI UNIT CONNECTION TO COMMON SEWER LATERAL RECORDED JUNE 19, 2017 AS ENTRY NO. 12558472 IN BOOK 10569 AT PAGE 77 & COMMERCIAL SEWER CONNECTION AGREEMENT RECORDED JUNE 19, 2017 AS ENTRY NO. 12558473 IN BOOK 10569 AT PAGE 82.
3. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED MAY 22, 2008 AS ENTRY NO. 10434267 IN BOOK 9609 AT PAGE 2657, (10.0' WIDE).
4. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFICORP, AN OREGON CORPORATION (D/B/A ROCKY MOUNTAIN POWER) BY INSTRUMENT RECORDED MARCH 12, 2014 AS ENTRY NO. 11816815 IN BOOK 10216 AT PAGE 6532.
5. POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R) DOCUMENTS RECORDED AGAINST LAND LEGALLY DESCRIBED BY THIS PLAT. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, COVENANTS OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&R'S, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
6. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS THEY MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE.
7. SHALLOW SEWER DEPTHS CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

## FINISHED FLOOR ELEVATION NOTE

THE FINISH FLOOR ELEVATION AT THE CENTER OF THE LOT SHALL NOT EXCEED FOUR FEET ABOVE THE AVERAGE TOP BACK OF CURB AS MEASURED ALONG THE FRONTAGE FOR EACH LOT.

## GROUNDWATER NOTE

MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.

## TITLE REPORT NOTE

SURVEYOR AND/OR ENGINEER CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED FEBRUARY 3, 2023 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-06X(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THE PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS THE PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
  - A. A RECORDED EASEMENT OR RIGHT-OF-WAY
  - B. THE LAW APPLICABLE TO PERSPECTIVE RIGHTS
  - C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - D. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

ROCKY MOUNTAIN POWER  
DOMINION ENERGY  
DOMINION ENERGY CORPORATION

DOMINION ENERGY DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY DOMINION CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE APPROVAL OR ACKNOWLEDGMENT OF ANY OTHER EXISTING RIGHT, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

DOMINION ENERGY DOMINION ENERGY CORP.  
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

SURVEYOR'S CERTIFICATE  
IN ACCORDANCE WITH SECTIONS 10-9A-603 OF THE UTAH PROFESSIONAL LAND SURVEYORS ACT, I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING A LICENSE IN ACCORDANCE WITH TITLE 56, CHAPTER 22 OF THE PROFESSIONAL LAND SURVEYORS ACT.  
I FURTHER CERTIFY THAT ON BEHALF OF DIAMOND LAND SURVEYING, I HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH THE UTAH PROFESSIONAL LAND SURVEYORS ACT, AND HAVE VERIFIED ALL MEASUREMENTS, SHOWN AND HAD MEASUREMENTS MADE TO BE KNOWN AS MINERS COVE MONUMENTS AS REPRESENTED ON THE PLAT.  
I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE WIDTH AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.



RECORD OF SURVEY # S2016-12-0982

## BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15 AND RUNNING THENCE SOUTH 07°13'18" WEST 1412.61 FEET ALONG THE SECTION LINE AND EAST 46.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2200 WEST STREET AND THE TRUE POINT OF BEGINNING;  
THENCE NORTH 44°08'24" EAST 26.04 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 10400 SOUTH STREET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- (1) NORTH 88°01'38" EAST 68.22 FEET TO A POINT ON A CURVE AND
- (2) NORTHEASTERLY 102.77 FEET ALONG THE ARC OF A 9947.00 FOOT RADIUS CURVE TO THE RIGHT, CENTER BEARS SOUTH 18°22'22" EAST, THROUGH A CENTRAL ANGLE OF 0°35'31" WITH A LONG CHORD OF NORTH 88°19'23" EAST 102.77 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 19°01'51" WEST 7.76 FEET;

THENCE EAST 7.76 FEET;

THENCE SOUTH 80.00 FEET;

THENCE WEST 208.21 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF 2200 WEST;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING SIX (6) COURSES:

- (1) NORTH 07°44'18" WEST 77.53 FEET;
- (2) NORTH 6°40'58" EAST 79.79 FEET;
- (3) SOUTH 89°58'22" EAST 2.16 FEET;
- (4) NORTH 0°09'35" WEST 18.06 FEET;
- (5) NORTH 6°40'57" EAST 9.85 FEET AND;
- (6) NORTH 0°31'10" WEST 61.85 FEET TO THE POINT OF BEGINNING.

CONTAINS 52,540 SQ. FT. OR 1.206 ACRES

CONTAINS 2 LOTS

## OWNER'S DEDICATION AND CONSENT TO RECORD

I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREINFTER KNOWN AS THE

## MINERS COVE NORTH SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, AND DO FURTHERMORE HEREBY DEDICATE THE AREA HEREIN DESCRIBED AS A SHARED STORM DRAIN EASEMENT FOR THE PURPOSES OF MAINTAINING ABOVE GROUND IMPROVEMENTS AND UNDERGROUND UTILITY LINES BOTH TO THE NORTH OF THE EXISTING BUILDING AS WELL AS THE SHARED ACCESS EASEMENT THROUGHOUT THIS SITE PERTAINING DIRECTLY FOR THE PURPOSE OF UNKEED, REPAIRS AND REPLACEMENTS AS NECESSARY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

MINERS COVE LLC

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF UTAH )  
COUNTY OF SALT LAKE )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR 20\_\_\_\_, APPEARED BEFORE ME, \_\_\_\_\_, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DUPLICATEDLY ACKNOWLEDGED TO ME THAT HE/SHE IS A \_\_\_\_\_ OF \_\_\_\_\_, MINERS COVE LLC, A UTAH LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY SIGNATURE

## MINERS COVE NORTH SUBDIVISION

LOCATED IN NORTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 3 SOUTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH  
AUGUST 2023

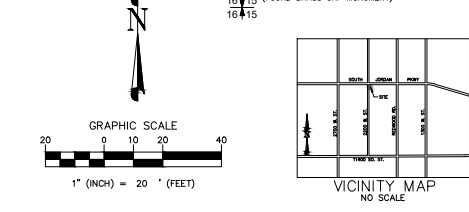
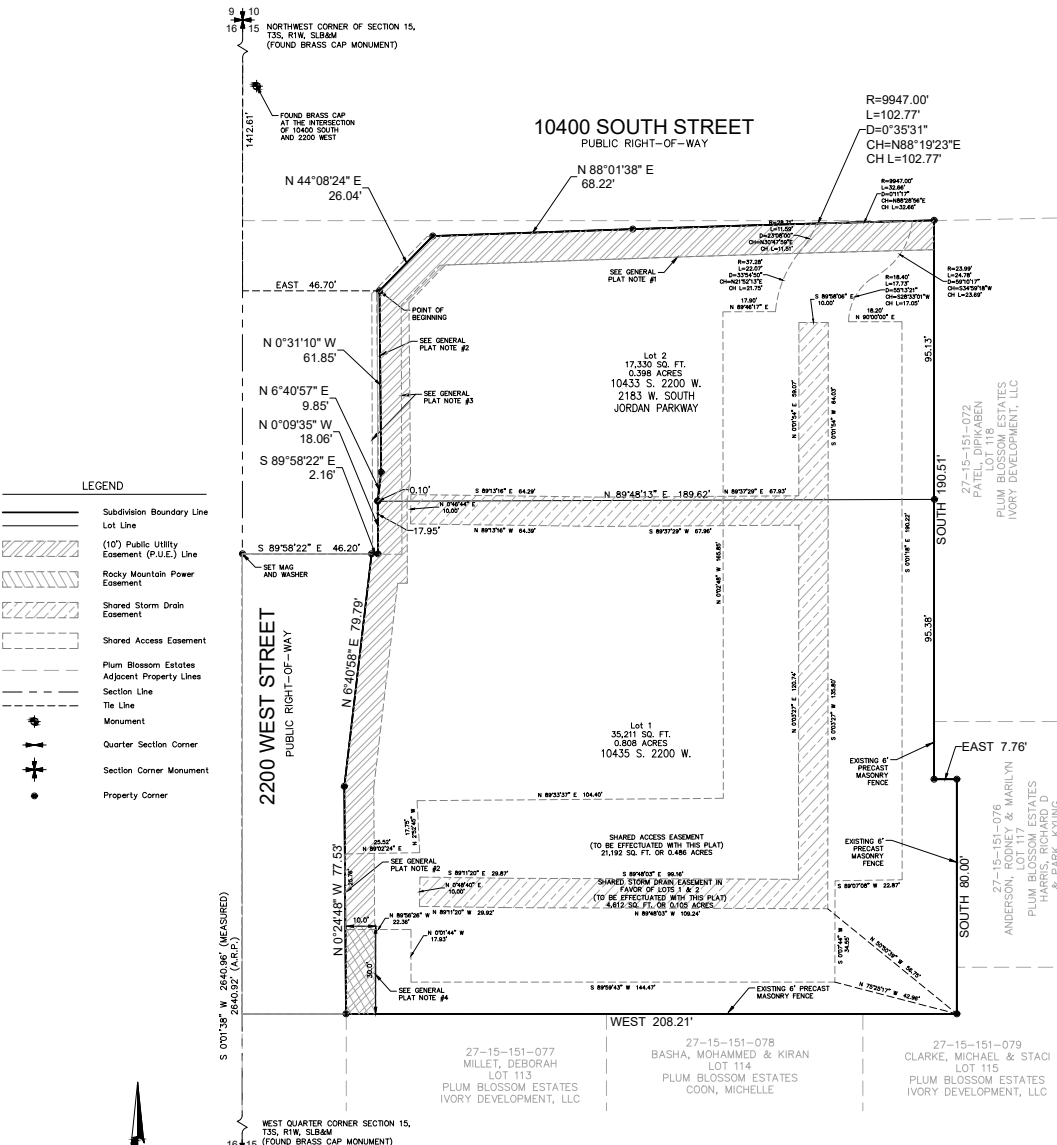
SURVEYOR: NATHAN WEBER, PLS



OWNER/DEVELOPER: JEFF ALMOND  
10455 SOUTH 2200 WEST  
SOUTH JORDAN, UTAH 84047  
DRJALMOND19@GMAIL.COM

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ DEPUTY, SALT LAKE COUNTY RECORDER



SOUTH VALLEY SEWER DISTRICT	COMCAST	SALT LAKE COUNTY HEALTH DEPARTMENT	CENTURY LINK COMMUNICATIONS
APPROVED THIS ____ DAY OF _____, A.D. 20____, BY SVS.D.	APPROVED THIS ____ DAY OF _____, A.D. 20____, BY COMCAST.	APPROVED THIS ____ DAY OF _____, A.D. 20____, BY HEALTH DEPARTMENT.	APPROVED THIS ____ DAY OF _____, A.D. 20____, BY CENTURY LINK COMMUNICATIONS.
SOUTH VALLEY SEWER DISTRICT	COMCAST	SALT LAKE COUNTY HEALTH DEPARTMENT	CENTURY LINK COMMUNICATIONS
SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	APPROVAL AS TO FORM	SOUTH JORDAN CITY
APPROVED THIS ____ DAY OF _____, 20____, BY SOUTH JORDAN CITY CITY PLANNER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO THIS PLAT, DAY OF _____, A.D. 20____.	APPROVED THIS ____ DAY OF _____, A.D. 20____, BY SOUTH JORDAN CITY.
SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	SOUTH JORDAN CITY ATTORNEY	ATTEST: CITY RECORDER







Dawn R. Ramsey, *Mayor*  
 Patrick Harris, *Council Member*  
 Bradley G. Marlor, *Council Member*  
 Donald J. Shelton, *Council Member*  
 Tamara Zander, *Council Member*  
 Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

## **NOTICE OF PUBLIC HEARING**

December 1, 2023

Dear Recipient:

Jeffrey Almond has filed a preliminary subdivision application (File #**PLPP202300048**) at **10435 S. 2200 W.** The applicant is requesting that the South Jordan City Planning Commission review, and approve the changes made to the preliminary subdivision plat approved by the Planning Commission on September 12, 2023.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property boundaries; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on December 12th, 2023** in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon an individual's internet connection, not the City.

Public comments may be submitted by in writing by mail or by emailing Andrew McDonald at [amcdonald@sjc.utah.gov](mailto:amcdonald@sjc.utah.gov), **by 12:00 p.m. on December 12th, 2023**. This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments.** Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

Respectfully,  
 Andrew McDonald, AICP Candidate  
 City of South Jordan Planning Department



## Location of Subject Property





**SOUTH JORDAN CITY  
PLANNING COMMISSION STAFF REPORT**

**Meeting Date: 12/12/2023**

**Issue:               CONDITIONAL USE PERMIT FOR AN ANIMAL SERVICE USE IN THE  
COMMERCIAL-CORRIDOR (C-C) ZONE**

**File No.:**               PLCUP202300194  
**Property Address:**   10479 S. Redwood Road, Suite B4  
**Applicant:**           Samantha Waatti (Authorized Representative)  
**Property Owner:**   DM Market Place, LLC  
**Submitted By:**       Andrew McDonald, Planner I

**Staff Recommendation (Motion Ready):**

**Approve** the Conditional Use Permit (File No. **PLCUP202300194**) based on the Findings and Conclusions listed in this report.

**CONDITIONAL USE REVIEW STANDARDS:**

A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission or City Council in conformance with the requirements of City Code §17.18.050; and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified, the permit shall be indefinite and shall run with the land.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

City Code §17.18.050 also provides standards for compliance and revocation:

1. A conditional use may be commenced and operated only upon:
  - a. Compliance with all conditions of an applicable conditional use permit;
  - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
  - c. Compliance with all applicable local, State, and Federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection II of this section.



## **BACKGROUND:**

The applicant, on behalf of the property owner, is requesting that the Planning Commission review and approve a Conditional Use Permit for an animal services use in the C-C zone at 10479 S. Redwood Road, Suite B4. The proposal is to renovate an existing tenant space (roughly 1,208 ft<sup>2</sup>) to open a dog grooming service, known as Scenthound.

The proposed use will locate into the tenant space that has been historically occupied by Sally's. A proposed floor plan is included with this report. The subject property is currently zoned C-C, and is in the South Jordan Market Place Subdivision. City Code § 17.18.020 B. classifies Scenthound as an animal service use that requires a CUP in the C-C Zone. This would be the second location in South Jordan City. Another Scenthound is located within the City in the Trail Crossing Development in Daybreak. An operations plan is included with this report.

City Code § 17.18.040 Impact Control Measures, requires that the public notice for this proposal be extended an additional 300 feet. The public notice was mailed to owners of record that are within 600 feet of the subject property. A location map showing the subject property is included in this report. The public notice is also included.

## **FINDINGS, CONCLUSION, & RECOMMENDATION**

### **FINDINGS:**

- Scenthound meets the definition of an animal services use as defined in City Code §17.18.060, "An establishment engaged in the grooming, care, breeding, boarding, raising, veterinary medicine, dentistry, or surgery services of animals, except for uses defined by "animal husbandry"."
- Scenthound requires a CUP to be located in the C-C Zone.
- There is no record of any prior CUP applications, or approvals, for an animal services use at this address.
- City Code §17.04.290 restricts the loading, unloading, deliveries, and handling of non-residential use materials between the hours of seven o'clock (7:00) A.M. and ten o'clock (10:00) P.M..
- There will be no overnight or outside keeping of animals.
- The landlord has provided an outdoor dog relief area in the shopping center. This will be maintained and monitored by Scenthound as part of their daily operations.
- Animals being serviced stay on-site up to four hours at a time, depending on the service being provided.
- One to five people are anticipated to be on-site at any given time.
- This use is required to provide a Sound Study, as per City Code § 17.18.040. A copy is provided with this report. The report concludes that the use is in compliance with applicable Salt Lake County noise ordinance requirements.
- There will be no exterior modifications to the building or site plan.
- Required parking needs for an animal service use are sufficient. This proposal would require seven parking stalls. Dedicated parking stalls are not included in this proposal.



- A Personal Service use (Sports Clips Haircuts) occupies the tenant space to the left (north), and a medical clinic use (AnyLabSJ) will occupy the tenant space (formally Eyebrow Studio) to the right (south).
- The nearest residential dwelling is roughly 354 feet to the east. The residential properties to the east are in the Residential R-1.8 and Agricultural A-5 zones. Beckstead Lane, and the developments' rear parking and access, buffer these properties from this proposed use.
- Scenthound currently has a Tenant Improvement permit (PRCR202301971) and Sign permit application (PRSG202301825) pending approval with the Building Department. The continued review, and approval, of these applications are subject to Commission's decision on this application.

### **Conclusion:**

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with the requirements of City Code. There have been no detrimental effects identified that have not been or cannot be mitigated.

### **Recommendation:**

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. PLCUP202300194) as provided in the application submittals, and presented in this report.

### **ALTERNATIVES TO RECOMMENDATION:**

- Approve the Conditional Use Permit with reasonable conditions imposed
- Deny the Conditional Use Permit if detrimental effects are identified, and cannot be reasonably mitigated via imposition of reasonable conditions
- Require additional examination, and motion to table for a future meeting

### **SUPPORT MATERIALS:**

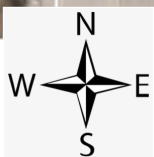
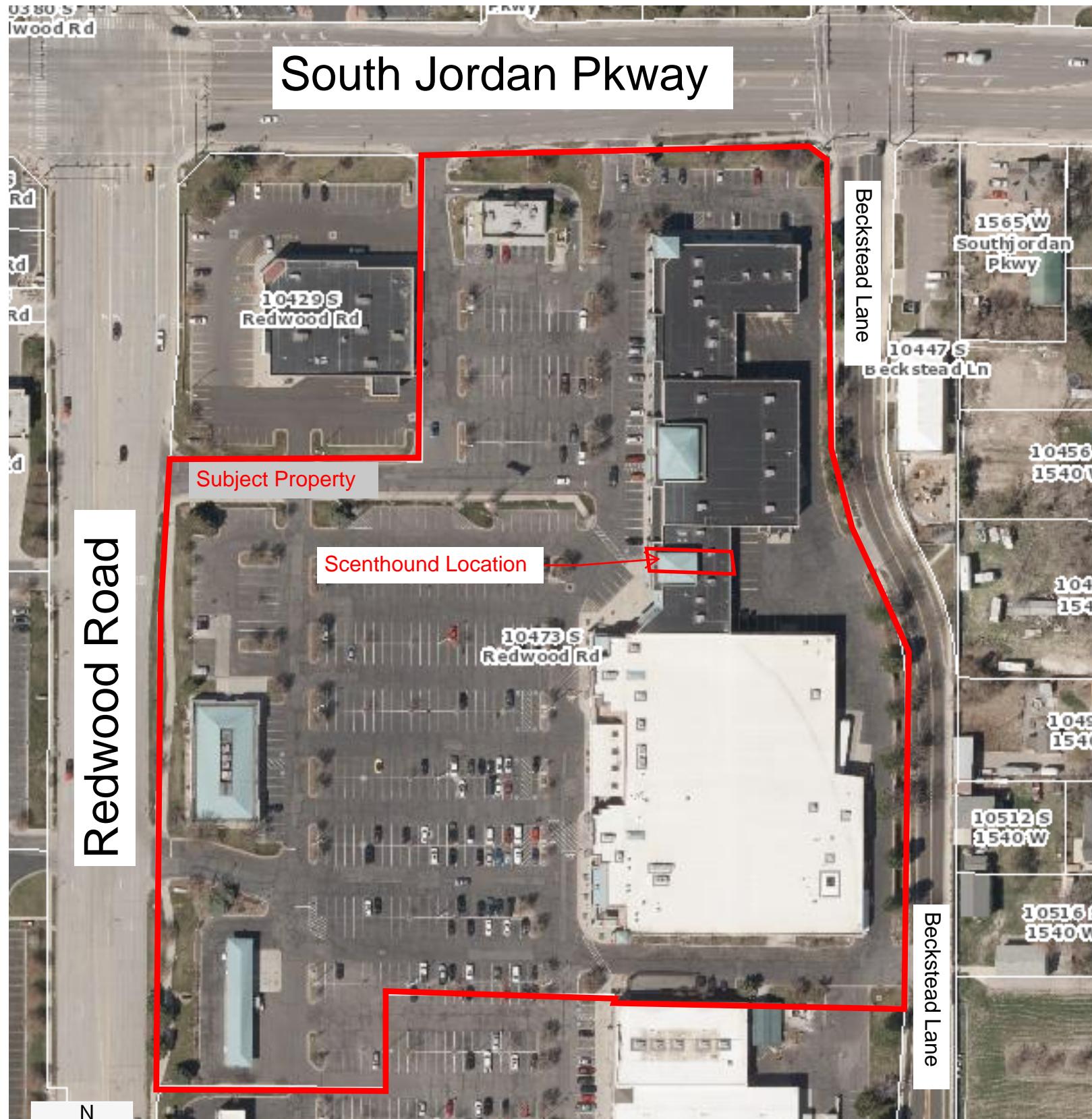
- Location Map
- Current Zoning Map
- Floor Plan
- Operations Plan
- Sound Study
- Public Mailing Notice



Andrew McDonald, AICP Candidate  
Planner I, Planning Department



# Location Map

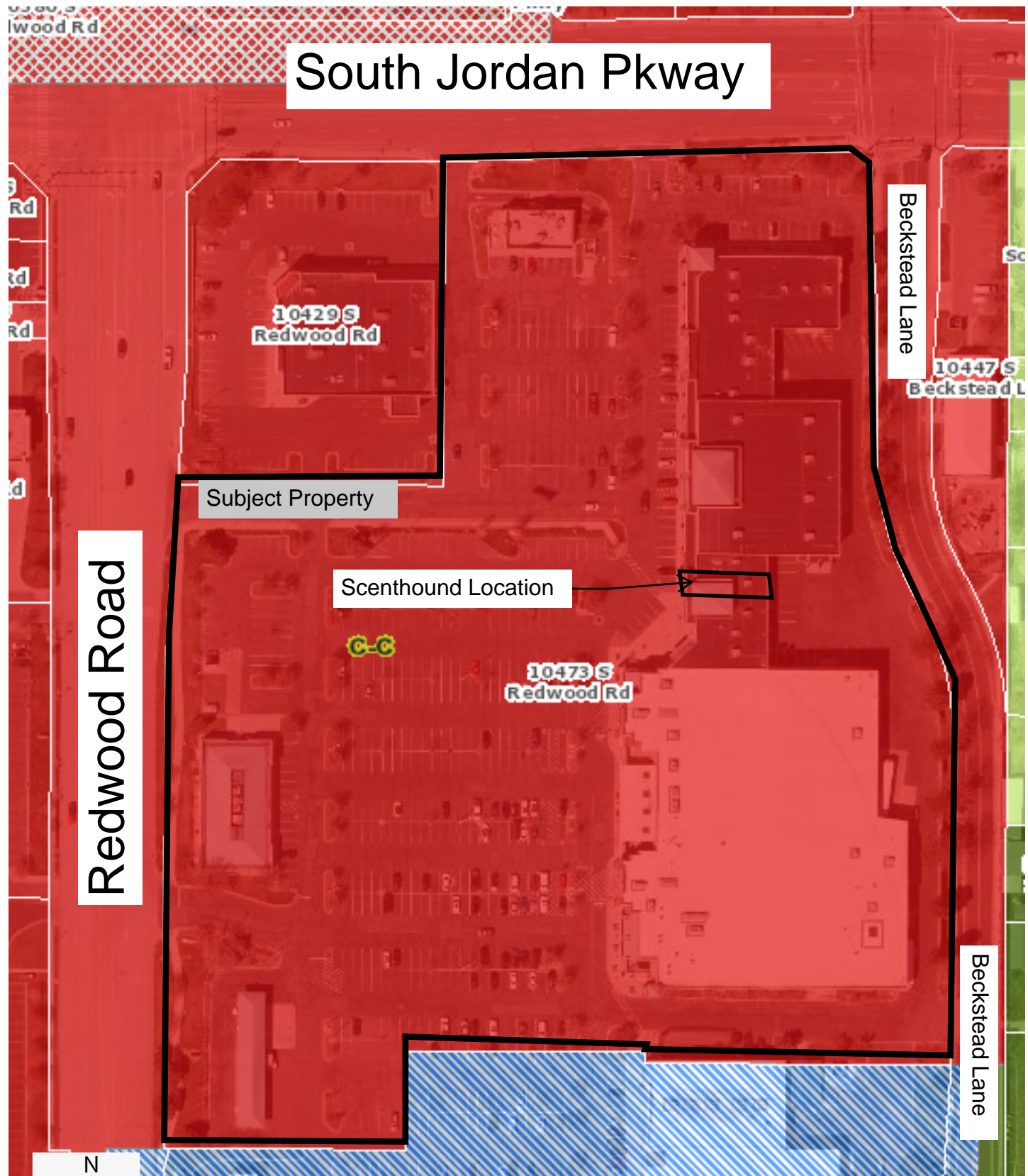


Source: City of South Jordan Public GIS map as of November 2023



# Current Zoning Map

Item H.6.

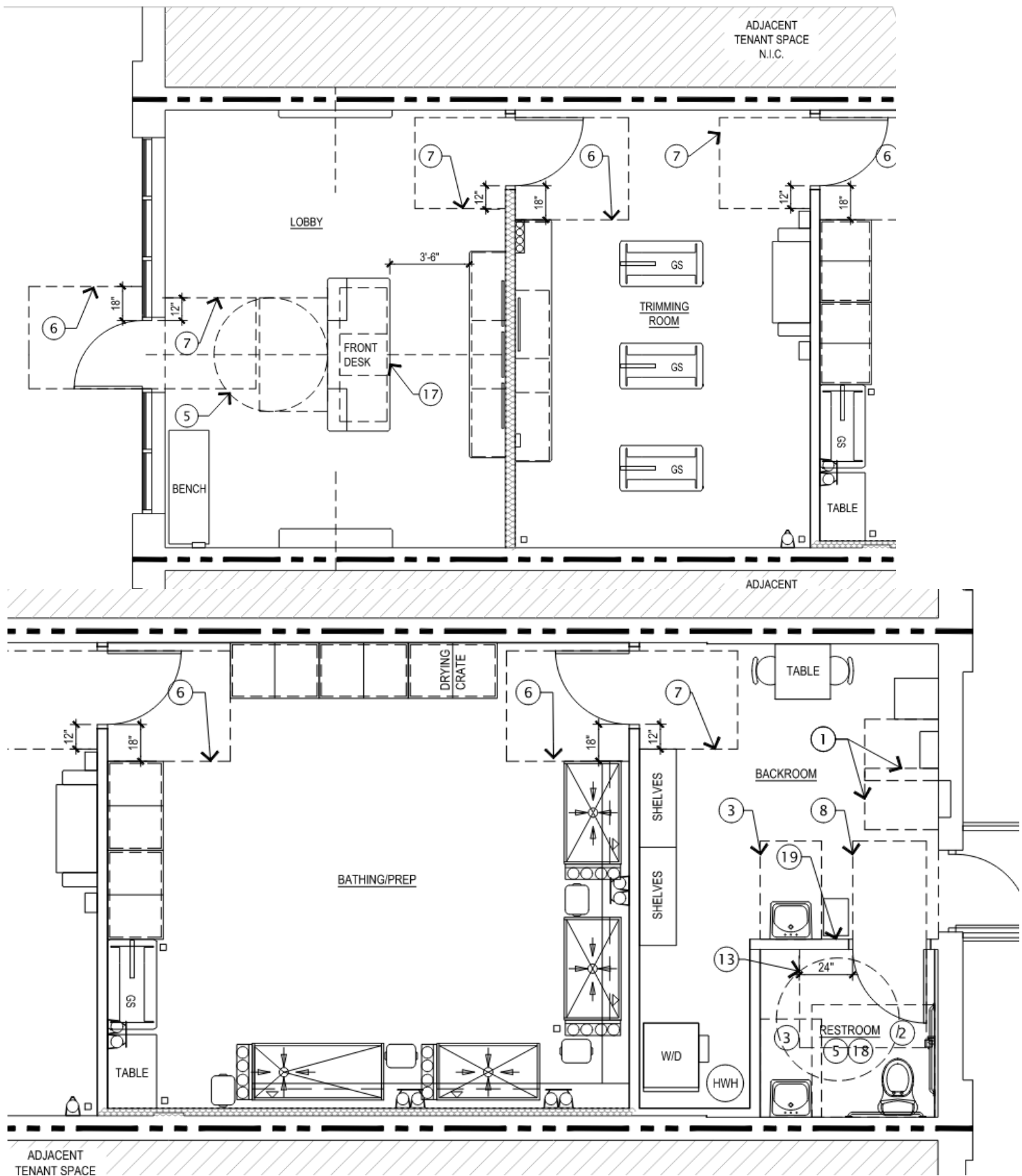


Source: City of South Jordan Public GIS  
Current Zoning map as of November 2023



# Floor Plan

Item H.6.





## Scenthound South Jordan Operations Plan

### Word from the Owner:

Below you will find a brief written description of the Scenthound business model and how we plan to operate Scenthound South Jordan. This is our second Scenthound location in the Salt Lake Valley. We know how to operate this business and we look forward to serving the South Jordan community, much like we have in Herriman/Daybreak.

### Hours of Operation:

We plan to be open for business Monday-Saturday, 9:00 AM to 6:00 PM. The first employees arrive at 8:30 AM, and the last employees leave at 6:30 PM.

### Staffing:

While the actual amount of staffing depends on the day, we typically have the below staff in the store. Each staff member will have their own beginning and end times to their shift.

- 1 Manager
- 1 Front Desk
- 1-2 Groomers
- 2-3 Dog Bathers

### Dogs :

The number of dogs served will depend on the location and the success of the individual business. There is wide variation in dogs served through different Scenthounds across the country. After 8 months of operation, Scenthound Herriman is serving just over 600 dogs per month, or around 23-24 dogs per day. We expect South Jordan to be on the same trajectory.

### Services:

As stated in the Operations Manual to follow, we only perform Scenthound approved services. We perform these services with tools and equipment that are consistent with Scenthound stores across the country. All tools and equipment have been rigorously checked to ensure dog and employee safety. The most popular services are:

- Basic Hygiene (bath, ears, nails, and teeth)
- Haircut
- Shedding Treatment
- Bath+Blow dry.

### Service Times:

Dog service times will vary based on the service and the dog breed. Scenthound operates on efficiency. Our quickest service is 15-minutes, and our longest service is roughly three hours. **We do not board dogs overnight, and we do not keep dogs past their service times. If an owner is late to**



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**pickup their dog, we have the right to charge them a late pickup fee. We thrive on getting dogs in and out as quickly and efficiently as possible.**

**Noise:**

Scenthound is meticulous in our buildout materials and procedures to dampen noise from our neighbors. Because we get dogs in and out so efficiently, we rarely have more than 5 dogs in the store at any one time. My current Scenthound store has been in operation for 8 months and we have never received any complaints of any kind.

**Dog Waste:**

The Landlord has set forth a 'Dog Relief Area' in the shopping center, which our clients can use if needed. We will monitor this space every day and will pick up any waste we find. Any dog waste inside of our store is cleaned up ASAP.

**Clients:**

Our clients are typically hyper local to the Scenthound store location. Most dog parents drop off their dog and run errands in the shopping center while we perform our services. Because of this, Scenthound benefits many of the neighboring businesses.

**Staff:**

100% of the Scenthound South Jordan staff will be local. The Owner, District Manager, and Store Manager are also local residents.

**Final Note:**

Scenthound is a fast growing brand that provides a valuable, affordably priced service to our communities. We employ local employees and create relationships with our customers. Scenthound Herriman has over 100 Google reviews with an average rating of 4.8 stars. We cannot wait to meet the pups and dog parents of South Jordan. Thank you for reading this document.





# Robert Anderson Group, Inc.

Noise & Acoustic Consultants

## Scenthound South Jordan Dog Grooming Noise Impact Assessment

Project #: 1316  
November 29, 2023

📍 4 Park Lane Boulevard, Suite 170, Dearborn MI 48126  
📞 517-886-9379 🌐 [www.robertandersongroup.com](http://www.robertandersongroup.com)





# Robert Anderson Group, Inc.

Noise & Acoustic Consultants

## Scenthound South Jordan Dog Grooming Noise Impact Assessment

Project #: 1316  
November 29, 2023

A handwritten signature in blue ink, reading "John C. Dolehanty".

Prepared By:  
John Dolehanty, BSEE, INCE  
Principal, Partner  
johndolehanty@robertandersongroup

A handwritten signature in blue ink, reading "Dave Cmar".

Reviewed By:  
Dave Cmar, B.A.Sc. ME, MBA, P.Eng.  
Principal, Partner  
davecmr@robertandersongroup





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## EXECUTIVE SUMMARY

This Report is in response to a request from Scenter2, LLC for a noise impact assessment report for proposed dog grooming operation at 10479 S. Redwood Rd Suite B-4, in South Jordan, Utah. The site is to be located within an existing commercial retail plaza. The site adjoins a neighboring residential area and day care facility with the potential for noise sensitive receivers.

The proposed project is to refurbish the existing building for dog grooming activities. Proposed hours of operation are 9am to 6pm.

The purpose of this report is to assess potential noise impacts onto nearby sensitive uses, including assessing the impact on the adjacent tenant spaces in the existing commercial building that the proposed dog grooming operation is being planned.

An acoustical model was created to assess the noise impact of the planned operation.

## KEY FINDINGS

Based on the acoustical model it is concluded that:

1. Dog grooming activities are to be conducted within the building, and noise emissions will be contained within the building envelope. The existing building is calculated to provide a significant degree of noise attenuation.
2. Modelled emissions from noise breakout is forecast to meet criteria at all nearby sensitive uses.
3. The expected activities at the site can comply with the requirements of the applicable Salt Lake County noise ordinance requirements.





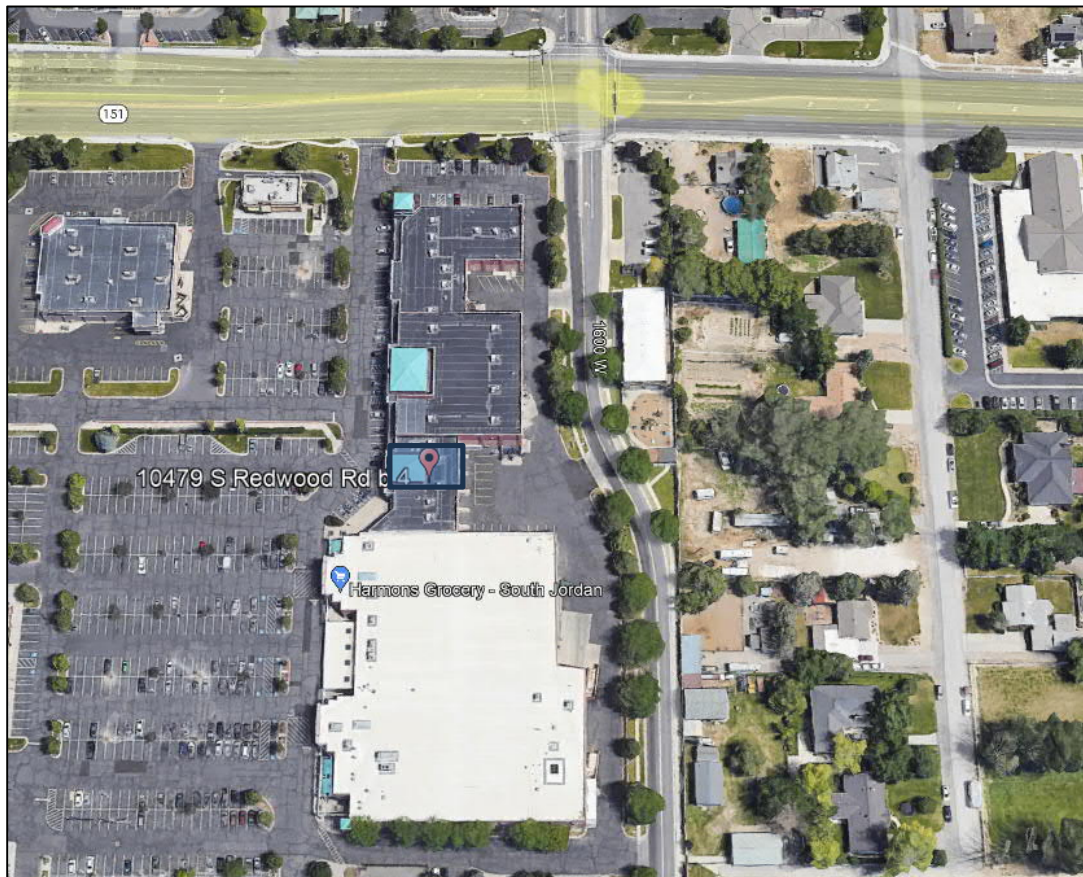
## 1.0 INTRODUCTION

Robert Anderson Group, Inc. (R.A. Group) has assessed the acoustical impact of sound associated with operations at the proposed, Scenthound South Jordan dog grooming operation to be located at in an existing commercial retail plaza in South Jordan, Utah. The report was prepared at the request of the proponent Scenter2, LLC. The purpose of the evaluation was to assess the acoustical impact of the proposed operation onto nearby noise sensitive uses and determine if sound from operations at the facility meet applicable local noise regulations.

### 1.1 FACILITY SITE AND SURROUNDS

Scenthound – South Jordan dog grooming operation are to be located at 10479 S. Redwood Rd Suite B-4, in South Jordan, Utah. Figure 1 – Site Map shows the site and surrounding areas. The Site's property is zoned CC, Light Commercial. The property to the immediate east is zoned R1.8, Residential. Figure 2 – South Jordan City Zoning Map shows the properties surrounding the Site and their corresponding zoning designations.

Figure 1 – Site Map



Source: © Google Earth Pro









## 2.0 MEASUREMENT OF AMBIENT SOUND LEVELS

### 2.1 MEASUREMENT PROCEDURES

In order to assess the potential impact of noise the proposed operations, an ambient sound level survey was conducted on-site. A type 2 Larson Davis Model 706 integrating sound level meter was placed on a utility pole near the east property line. The measurement location is represented by small red stars in *Figure 3 – Ambient Measurement Location*. *Photos 1 and 2* show the sound level meter in situ along the east property line (Beckstead Lane - service drive behind the plaza); The microphone was positioned at a height of approximately 12 feet above the ground.

Figure 3 – Ambient Measurement Location







Photo 1- Ambient Measurement Location –  
Facing North



Photo 1- Ambient Measurement Location –  
Facing East



The sound level measuring equipment was field calibrated before and after the measurement period, and no significant drift from the reference signal was observed. Sampling was conducted over a 24-hour period, during the Daytime operational time for the facility (9:00 am – 6:00 pm – Daytime).

## 2.2 MEASUREMENT RESULTS

Continuous 1-second average A-weighted sound levels (LEQ dBA) as well as L90 and L10 criteria were measured over a 24-hour period. A running one-hour LEQ was computed from the measured results. The measured Daytime (9:00 am – 6:00pm) sound levels are presented graphically in Figure 4 – Ambient Sound Level Survey Results Graph and in tabular format in Table 1 – Ambient Sound Level Survey Results.





Figure 4 – Ambient Sound Level Survey Results Graph

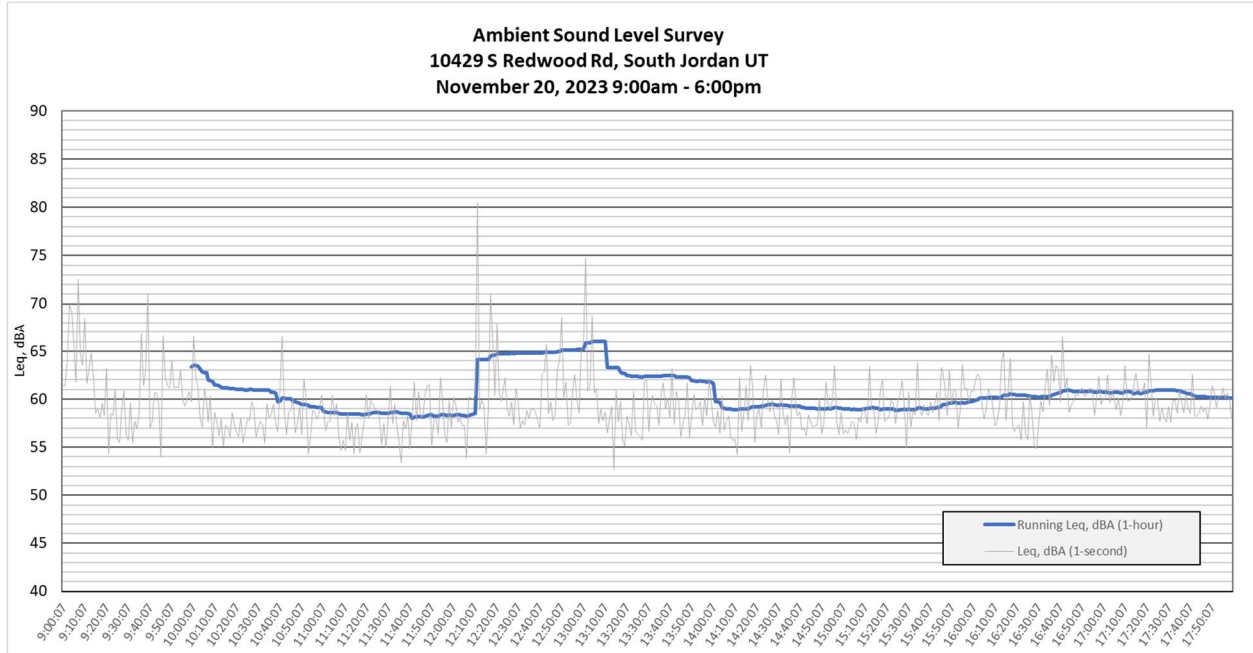


Table 1 – Ambient Sound Level Survey Results

Day	Date	Measurement Period	LEQ dBA	Lowes 1-hour LEQ 1	L90	L10
Monday	Nov. 20, 2023	9:00 am – 6:00 pm	61.4	57.9	52.5	63.0

The levels presented include measured noise from all sources in the locality, including road traffic and metrology. Road traffic was observed to be the dominant source in the locality, primarily from Route 151 to the north of the measurement location.

### 3.0 NOISE CRITERIA AND LIMITS

#### Outdoor Limits for Noise Sensitive Receivers

Sound level limits at this location are set at the local municipal government. The South Jordan Municipal Code requires a Sound Study be conducted to assess the potential for detrimental effects from sound generated by the proposed use or project. This is stated in Section 17.18.040: Impact Control Measures

D. Sound Study: The purpose of a sound study is to determine the potential for detrimental effects from sound generated by the proposed use or project. A sound study shall be commissioned, at the expense of the applicant, from a member of a national acoustical association (i.e., National Council of Acoustical Consultants, Acoustical Society of America, or Institute of Noise Control Engineering)





or an expert consultant with demonstrated experience and capacity as determined by the Planning Director. The sound study shall include sufficient information to determine the likelihood of compliance with Salt Lake County Health Department noise regulations and the requirements of this title. All uses that meet any of the following criteria shall provide a sound study: (Ord. 2018-21, 10-16-2018; amd. Ord. 2019-01, 3-5-2019)

1. Initial establishment of uses identified in the required impact control measures table in subsection H of this section.
2. All nonresidential uses that anticipate using outdoor speakers or public address systems.
3. Initial establishment of the following uses shall require a sound study when located within three hundred feet (300') of a property line of a Residential Zone, an existing dwelling unit, a religious assembly use, or an elementary, secondary education use:
  1. Outdoor animal activities associated with nonresidential uses, including kennels, runs and corrals.
  2. Drive-through facilities.
  3. Car washes or car vacuums.

There is a sound level limit set by Salt Lake County, Utah, and is detailed in Title 19 – Zoning Chapter 19.55 for MD-1 and MD-3 Mixed Development zones which establishes a limit of five decibels above the ambient for sound levels at the property line.

19.55.140 - Noise.

The noise level emanating from any use or operation shall not exceed the limits in the health department health regulation number twenty-one, or its successor, regarding noise control. The noise level shall not in any case exceed five decibels above the ambient level of the area measured at the property line. For the purposes of compliance with health regulation number twenty-one all properties located within a mixed development zone shall be considered residential.

(Ord. 1473 (part), 2001; Ord. 1113 § 1 (part), 1990)

For the purposes of determining the ambient sound level at the property line the measured L90, which represents the sound level that is present at the location 90% of the measurement period was selected as this is considered a conservative limit as it is lower than the measured LEQ for the period and calculated lowest one-hour LEQ as measured during the period. The limit for the daytime period is summarized below in Table .





Table 2 – Outdoor Sound Level Limit Summary

Criteria	Measured Level	Limit Adjustment	Limiting Sound Level
LEQ	61.4 dBA	+ 5dB	66.4 dBA
LEQ 1-hour	57.9 dBA	+ 5dB	62.9 dBA
L90*	52.5 dBA	+ 5dB	57.5 dBA

\*The L90 used to determine the limit at the property line for nearest Point of Reception.

#### Indoor Limits for Adjoining Commercial Units

No applicable limits for indoor noise levels in commercial units were found in the for the South Jordan municipality. To assess the impact in of the dog grooming operations on the adjoining commercial spaces, which are not considered to be noise sensitive, recommended sound levels for similar uses as found in ANSI S12.2 Appendix C.1 Recommended A-weighted criteria were used for comparison. A copy of the C.1 Table is be found in *Appendix D*. The closest comparable use was determined to be similar to an Office Building – Public Circulation space where acceptable levels are 48 – 57 dBA. Conservatively, the lower limit of 48 dBA is used for comparison.

## 4.0 NOISE IMPACT ASSESSMENT

### 4.1 NOISE SOURCES

The proposed dog grooming activities are to be conducted internally. Noise breakout from internal sources such as barking are considered to be the primary source of noise with secondary sources attributed to HVAC systems including contributions from exhaust fans (Rooftop Exhaust - EF1 & EF2) and rooftop HVAC units (RTU1 and AHU1).

The precise level of noise emissions resulting from dog grooming activities will be highly variable depending on the specific number, breed and behavior of the dogs. It is expected that a typical operational day will consist of low levels of noise generation punctuated by intermittent periods o higher level activity. As a conservative design methodology, the acoustical model assumes a worst-case scenario of high intensity noise emissions occurring continuously over the entire daytime period.

To represent the worst-case dog activity scenario, sound power levels were calculated from measurements previously taken by R.A. Group. These measurements were based on large dog barking in an agitated state, representing continuous activity. The sound power level was adjusted to represent a total of four (4) dogs barking continuously and simultaneously in the wash area and two (2) dogs barking continuously and simultaneously in the clipping area. The model includes a total of six (6) dogs barking which is higher than the number of dogs (five) typically present as stated in the facility operating plan.





Noise levels for the HVAC and exhaust fans were obtained from manufacturer data for the units. Data for these units are found in *Appendix A*.

## 4.2 NOISE SENSITIVE RECEIVERS

The proposed site is located on property zoned C-C for commercial use, and borders the rear yards of residential properties located along 1540 W. Street, which is zoned R-1.8. In addition, the Lotsa Tots Daycare center, located at 1047 Beckstead Lane, has an outdoor use area, located near the back of the commercial unit where the Scenthound dog grooming unit. The closest residential points of reception 10476 1540 W Street and the Lotsa Tots Daycare, outdoor area would be considered potential noise sensitive receptors. These are identified as POR1 and POR2, respectively and are shown in *Figure 5 – Points of Reception Locations*. Sound levels emissions were modelled at heights of 1.5 meters representing an outdoor receiver at the property line for each of these locations. The location information are summarized in *Table 3 – Points of Reception*.

Figure 5 – Points of Reception Locations







Table 3 – Points of Receptions

Receiver	Location	Universal Transverse Mercator (UTM)		Receiver Height (m)
		Easting	Northing	
POR1	10476 1540 W Street	420786.33	4490405.30	1.5 m
POR2	Lotsa Tots Daycare	420772.41	4490465.62	1.5 m

### 4.3 NOISE EMISSION MODEL

Noise emissions for the proposed Scenthound operations were modeled using the Datakustik CADNA/A Outdoor Noise propagation software using a model based on ISO 9613-2 (1996) Acoustics – Attenuation of sound propagation outdoors Part 2: General Method of Calculation. The detailed results of the noise model are found in *Appendix B*.

The model assumes a continuous high intensity dog barking activity over the entire daytime period. Noise breakout has been modelled from both the rooftop exhaust (EX1) that includes noise that is emitted through the exhaust fan ductwork from the clipping and wash area room exhaust (EF1 and EF2). In addition, breakout noise emitted through the ceiling/roof structure for these rooms was included in the model. Two rooftop HVAC units (RTU1 and AHU1) were also included as sources of noise emissions. The results of the environmental noise calculations are presented in *Table 4 – Noise Model Results* along with the relevant criterion at the points of reception.

Table 4 – Noise Model Results

Receiver	Daytime Modeled Sound Pressure Level (dBA)	Sound Level Limit (dBA)	Compliant (Y/N)
POR1	54.7	57	Y
POR2	52.3	57	Y

As shown in the table above the, the noise emission for the proposed Scenthound operation will meet the Salt Lake County criteria.

It is noted that the model does not include potential barking activity outside of the building envelope, which is possible when dogs are being dropped off or picked up. There is an outdoor area designated for dog relief which may occasionally result in brief noise emissions but would not contribute significantly to the overall noise impact at affected receivers.





#### 4.4 EXISTING BUILDING ENVELOPE

Noise emissions from internal activities will be substantively attenuated by the building envelope. To assess the acoustic performance of the existing construction, calculations have been performed using the INSUL sound insulation prediction software. The detailed model results are found in *Appendix C*. The impact on units adjacent to the proposed dog grooming operation was deemed to be potentially occur for sound transmitted through the demising walls between the units. The wall constructions were modelled to determine the expected transmission loss and the noise from the indoor operations were modelled with the transmission loss to determine the impact in the adjacent units. Two separate interior sounds sources were utilized: Trimming Room and the Bathing/Prep Room.

The existing demising walls were assumed to be the same between the adjacent units on either side of the Scenthound unit. These walls based on information provided by the proponent and NORR Architects. The walls were assumed to be 3 – 1/2" steel stud walls, with double layers of 5/8" fire rated gypsum board on each side and mineral wool absorption between the studs. In addition to the demising walls on the south side of the Bathing/Prep Room an additional interior wall is to be constructed as part of noise mitigation measures recommended by the Scenthound franchise. This additional wall includes 3-5/8" steel stud walls with 5/8" Quietrock 530 sheathing on the interior wall and mineral-wool absorber between the studs.

The results of the modelled impact on the adjoining suites are summarized in *Table 5 – Building Envelope Noise Impact Results*

Table 5 – Building Envelope Noise Impact Results

Receptor Location	Building Component	Interior Sound Level (dBA)	Rw (dB)	Attenuated Sound Level (dBA)	Compatible Use Criteria ANSI S12.2	Impact
North Receptor	Trimming Room Wall	97dBA	51 dB	46 dBA	48 dBA	Barely Audible
North Receptor	Bathing/Prep Wall	100 dBA	51 dB	49 dBA	48 dBA	Barely Audible
South Receptor	Trimming Room Wall	97 dBA	51 dB	46 dBA	48 dBA	Barely Audible
South Receptor	Bathing/Prep Wall with Noise Mitigation	100 dBA	56 dB	45 dBA	48 dBA	Not Audible

Based on the attenuation provided by the assumed existing demising wall construction the noise from the interior sources of the Scenthound operations should be barely audible in the adjacent





units and likely not audible where the additional noise mitigation is added to the south wall of the Bathing/Prep room.

## 5.0 CONCLUSIONS

As demonstrated by the noise emission models as shown in *Figure B.1* found in *Appendix B*, the proposed Scenthound Salt Lake operations will be compliant with limits determined from the Salt Lake County code. In addition, the existing building envelope construct of demising walls combined with the proposed noise mitigation measures for the Bathing/Prep room will not have an adverse impact on the adjacent units.

## 6.0 CLOSURE

This report has been prepared based on the information provided by and/or approved by Scenter2, LLC and its representatives. This report is intended to provide a reasonable review of available information within an agreed work scope, schedule and budget. The material in this report reflects R.A. Group's judgment in light of the information available to R.A. Group at the time of this report preparation. Any use which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibilities of such third parties. R.A. Group accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.





# APPENDIX A

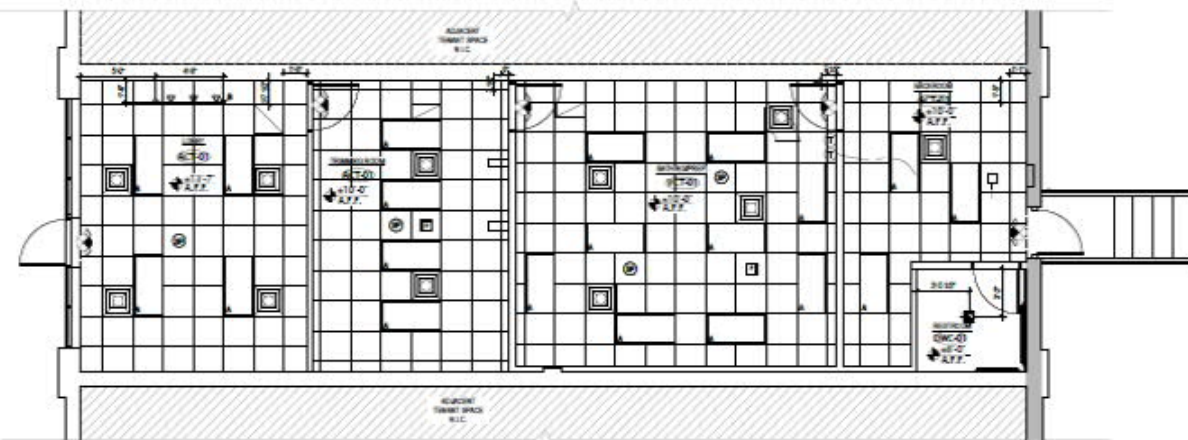
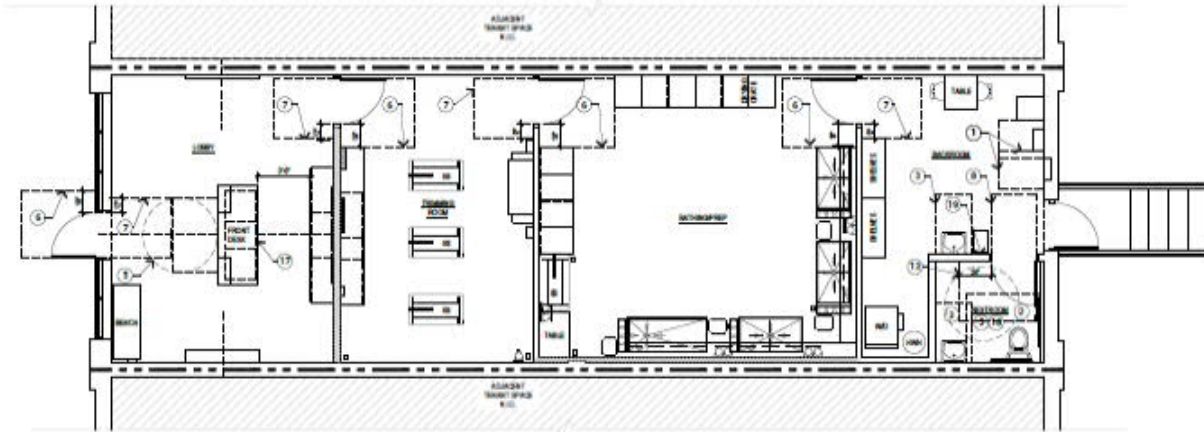
## SITE PLAN







## Site Plan Details



1 REFLECTED CEILING PLAN  
ASB-01 SCALE: 1/4" = 1'-0"





## APPENDIX B

# ENVIRONMENTAL NOISE MODEL







## Appendix B – Environmental Noise Model

Noise emissions were modelled using the Datakustik CADNA/A outdoor noise propagation software. Prediction was made based on ISO 9613-2 (1996) Acoustics – Attenuation of sound propagation outdoors Part 2: General Method of Calculation. The model takes into account meteorological factors, and predictions assume neutral conditions. Noise is propagated based on the equation:

$$L_p = L_w - 20 \log_{10}(r) - 10 \log_{10}(4\pi) + AE$$

Where:

- $L_p$  is the sound pressure level at an observer
- $L_w$  is the sound power level of the source
- $20 \log_{10}r - 10 \log_{10}(4\pi)$  is the Distance attenuation (spherical)
- $AE$  is the excess attenuation factors and is determined as the sum of the contributions

Sound power levels for identified sources are presented in Table B1. Noise breakout sound power levels include transmission loss from the existing building envelope. Sound power levels are adjusted to account for losses through ductwork, and transmission loss through building components. No adjustments have been made for sound quality.

Table B1

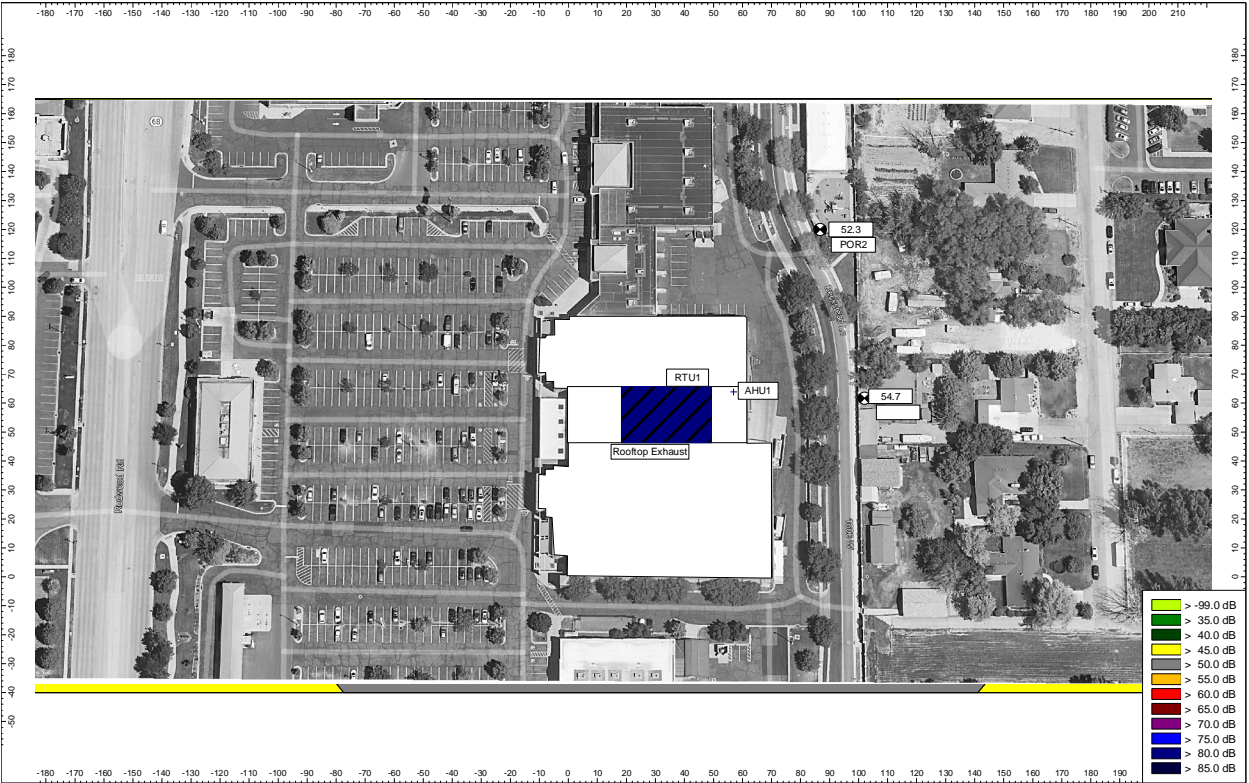
Source ID	PWL	Frequency (Hz)								
		31.5	63	125	250	500	1000	2000	4000	8000
EF1 (Bath/Prep Room)		58.0	58.0	58.0	58.0	58.0	58.0	58.0	58.0	58.0
Baseline Dog Barking - 1 Large Dog - Full Time		72.8	64.9	73.4	83.3	103.5	107.8	103.6	78.6	70.5
Adjustments for Number of Dogs (4)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Duct Loss 1st 90 degree turn						-5.0	-8.0	-4.0	-3.0	
Duct Loss Power Split		-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0
<b>Adjusted Sound Level</b>	<b>107</b>	<b>75.8</b>	<b>67.9</b>	<b>76.4</b>	<b>86.3</b>	<b>101.5</b>	<b>102.8</b>	<b>102.6</b>	<b>78.6</b>	<b>73.5</b>
EF2 (Trimming Room)		51	51	51	51	51	51	51	51	51
Baseline Dog Barking - 1 Large Dog - Full Time		72.8	64.9	73.4	83.3	103.5	107.8	103.6	78.6	70.5
Adjustments for Number of Dogs (2)		3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Duct Loss 1st 90 degree turn						-5.0	-8.0	-4.0	-3.0	
Duct Loss Power Split		-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0	-3.0
<b>Adjusted Sound Level</b>	<b>104</b>	<b>72.8</b>	<b>64.9</b>	<b>73.4</b>	<b>83.3</b>	<b>98.5</b>	<b>99.8</b>	<b>99.6</b>	<b>75.6</b>	<b>70.5</b>
<b>Rooftop Exhaust (Combined EF1 &amp; EF2)</b>	<b>109</b>	<b>78</b>	<b>70</b>	<b>78</b>	<b>88</b>	<b>103</b>	<b>105</b>	<b>104</b>	<b>80</b>	<b>75</b>





		Frequency (Hz)								
Source ID	PWL	31.5	63	125	250	500	1000	2000	4000	8000
Wash Room Ceiling										
Baseline Dog Barking - 1 Large Dog - Full Time		56.6	48.7	57.2	67.1	87.3	91.6	87.4	62.4	54.3
Adjustments for Number of Dogs (4)		6	6	6	6	6	6	6	6	6
RW 37 dB Ceiling		-5	-15	-15	-24	-37	-48	-54	-44	-50
PWL	55	58	40	48	49	56	50	39	24	10
Trimming Room Ceiling										
Baseline Dog Barking - 1 Large Dog - Full Time		56.6	48.7	57.2	67.1	87.3	91.6	87.4	62.4	54.3
Adjustments for Number of Dogs (2)		3	3	3	3	3	3	3	3	3
RW 37 Ceiling		-5	-15	-15	-24	-37	-48	-54	-44	-50
PWL	52	55	37	45	46	53	47	36	21	7

Figure B.1 – Noise Emission Model







## APPENDIX C

# BUILDING ENVELOPE NOISE IMPACT MODELING







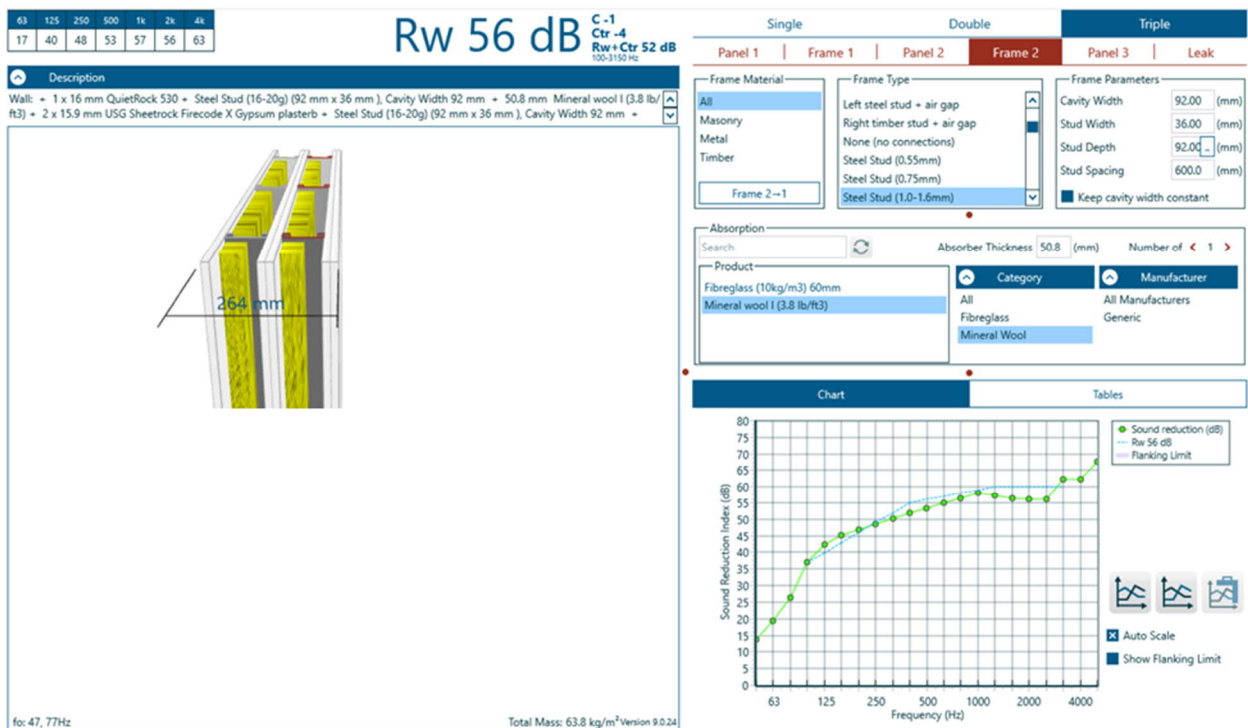
## Appendix C - BUILDING ENVELOPE NOISE IMPACT MODELING

The noise impact models for the room sources through the adjacent walls are summarized in Table C.1

Table C.1 Building Envelope Noise Impact Modeling

Wash and Prep Room												
Attenuation to South Tenant				31.5	63	125	250	500	1000	2000	4000	8000
Dog noise	SPL	100	0	55	63	73	93	98	93	68	0	
Interior Wall (Type 6)	RW	56		-17	-40	-48	-53	-57	-56	-63		
Resultant SPL in Adjacent Space		45.3	0	38	23	25	40	41	37	5	0	
Attenuation to North Tenant				31.5	63	125	250	500	1000	2000	4000	8000
Dog noise	SPL	100	0	55	63	73	93	98	93	68	0	
Interior Wall (Type 6)	RW	51	0	-16	-32	-42	-49	-54	-51	-54		
Resultant SPL in Adjacent Space		48.9	0	39	31	31	44	44	42	14	0	
Clipping Room												
Attenuation to North & South Tenant				31.5	63	125	250	500	1000	2000	4000	8000
Dog noise	SPL	97	0	52	60	70	90	95	90	65	0	
Interior Wall (Type 6)	RW	51		-16	-32	-42	-49	-54	-51	-54		
Resultant SPL in Adjacent Space		45.9	0	36	28	28	41	41	39	11	0	

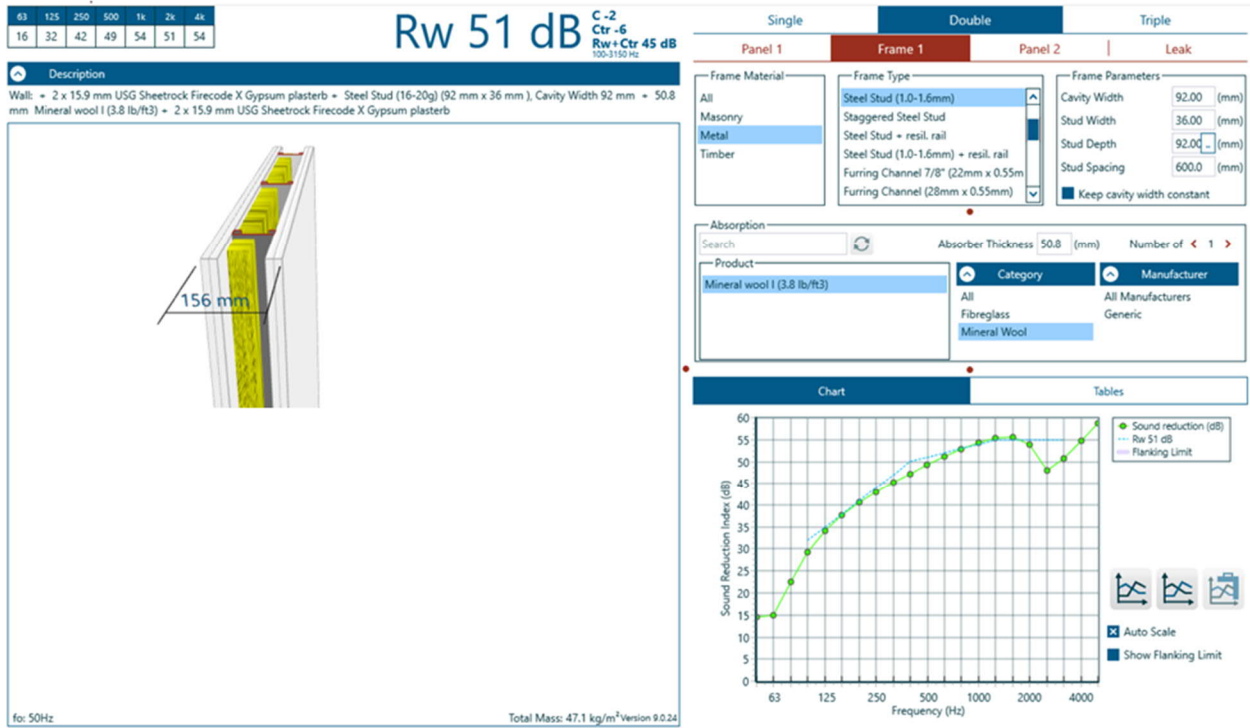
### South Wall + Noise Mitigation







## North & South Wall







## APPENDIX D

### ANSI S12.2 NOISE LEVEL CRITERIA







## Annex C

(informative)

### Recommended noise level criteria for various occupied activity areas

#### C.1 Recommended A-weighted criteria

A-weighted sound levels suitable for typical room types may be determined from Table C.1.

Table C.1 — A-weighted (unoccupied) sound level criteria for rooms of various uses [15, p. 890]

Occupancy	A-weighted sound level
Small auditoriums ( $\leq 500$ seats)	35-39
Large auditoriums, large drama theaters, and large churches (for very good speech articulation) ( $> 500$ seats)	30-35
TV and broadcast studios (close microphone pickup only)	16-35
Legitimate theaters	30-35
Private residences:	
Bedrooms	35-39
Apartments	39-48
Family rooms and living rooms	39-48
Schools:	
Lecture and classrooms	
core learning space with enclosed volume	35
$< 566$ cu m ( $\leq 20,000$ cu ft)	
core learning space with enclosed volume	40
$> 566$ cu m ( $> 20,000$ cu ft)	
Open-plan classrooms	35
Hotels/motels:	
Individual rooms or suites	39-44
Meeting/banquet rooms	35-44
Service support areas	48-57
Office buildings:	
Offices	
executive	35-44
small, private	44-48
large, with conference tables	39-44
Conference rooms	
large	35-39
small	39-44
Open-plan areas	44-48

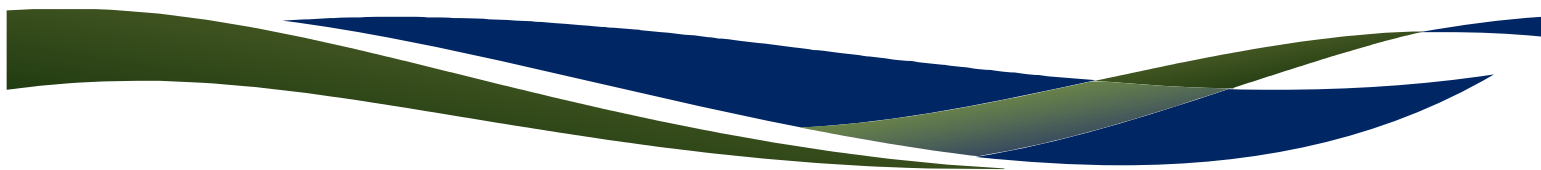




**ANSI/ASA S12.2-2008**

Occupancy	A-weighted sound level
Business machines, computers	48-53
Public circulation	48-57
Hospitals and clinics	
Private rooms	35-39
Wards	39-44
Operating rooms	35-44
Laboratories	44-53
Corridors	44-53
Public areas	48-52
Movie theaters	39-48
Churches, small	39-44
Courtrooms	39-44
Libraries	44-48
Restaurants	48-52
Light maintenance shop, industrial plant control rooms, kitchens, and laundries	52-62
Shops and garages	57-67





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Dawn R. Ramsey, *Mayor*  
 Patrick Harris, *Council Member*  
 Bradley G. Marlor, *Council Member*  
 Donald J. Shelton, *Council Member*  
 Tamara Zander, *Council Member*  
 Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

## NOTICE OF PUBLIC HEARING

December 1st, 2023

Dear Recipient:

Samantha Waatti, on behalf of Scent hound Franchising, LCC, has filed a Conditional Use Permit application (File #**PLCUP202300194**) at **10479 S. Redwood Road**. The applicant is requesting that the South Jordan City Planning Commission review and approve the Conditional Use Permit for Scenthound, an animal services use in the Commercial-Corridor (C-C) Zone.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 600' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday December 12th, 2023** in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon on individual's internet connection, not the City.

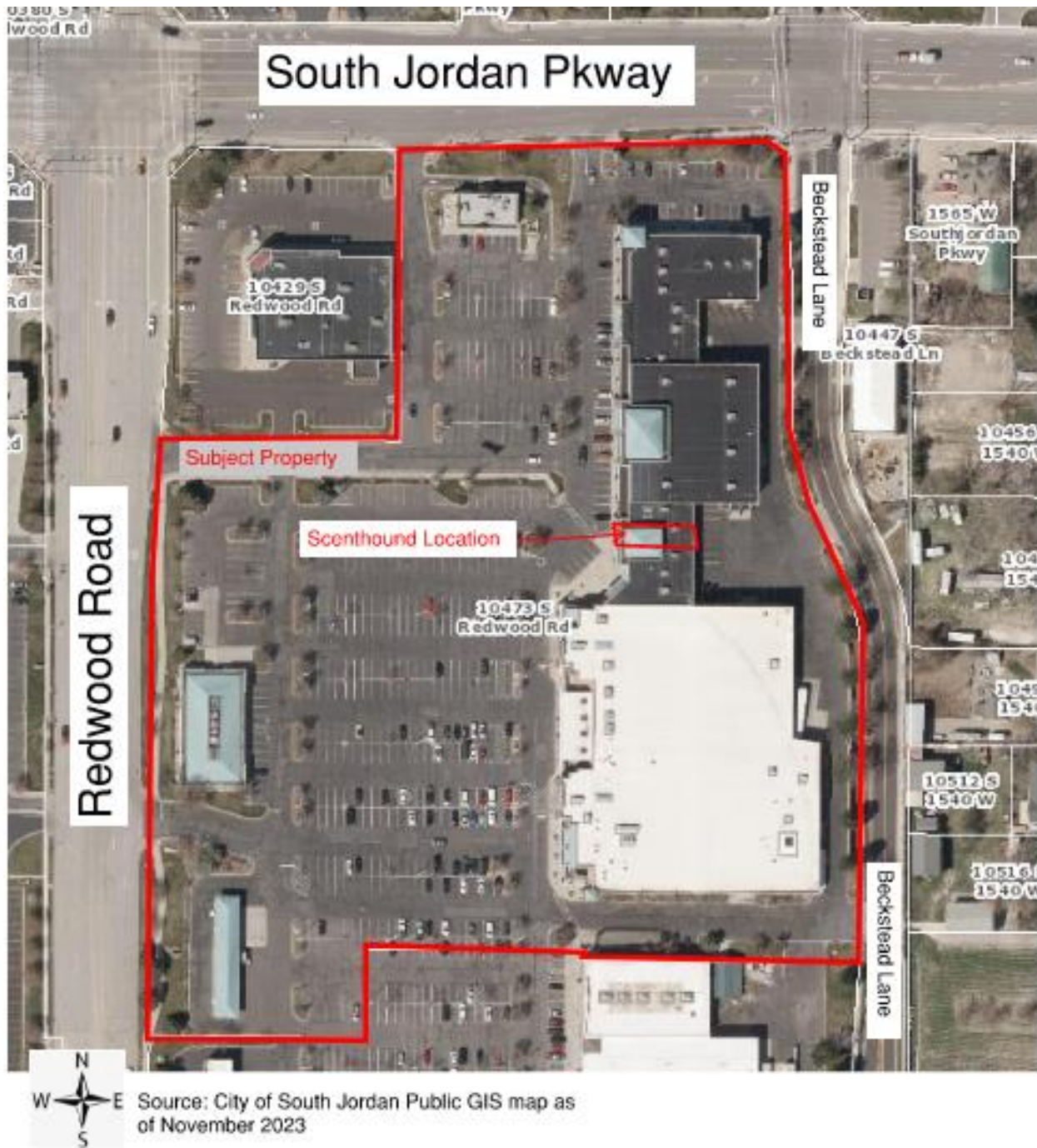
Public comments may be submitted by in writing by mail or by emailing Andrew McDonald at **[amcdonald@sjc.utah.gov](mailto:amcdonald@sjc.utah.gov)**, **by 12:00 p.m. on December 12th, 2023**. This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments**. Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

Respectfully,  
 Andrew McDonald  
 Planner I



## Location Map of Subject Property





# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12/12/2023**

**Issue:** LASSIG DETACHED BUILDING AND GUESTHOUSE  
ACCESSORY DWELLING UNIT (ADU)  
**Address:** 10698 S. Bison Creek Cv.  
**File No:** PLALU202300193  
**Applicant:** Chad Lassig

**Submitted by: Damir Drozdek, Planner III**

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application PLALU202300193 to allow the proposed guesthouse (ADU) size.

<b>ACREAGE:</b>	0.4 acres
<b>CURRENT ZONE:</b>	R-1.8 (Single-family residential, 1.8 lots per acre) Zone
<b>CURRENT USE:</b>	Residential
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – R-1.8 / Bison Creek Cv. South – R-1.8 / Single-family home West – R-1.8 / Single-family home East – R-1.8 / Single-family home

## **STANDARD OF REVIEW:**

### **17.130.030.020: REVIEW PROCESS**

C. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

## **BACKGROUND:**

The applicant has applied for an Accessory Dwelling Unit (ADU) permit to construct a detached building and a guesthouse on the property located at 10698 S. Bison Creek Cv. The proposed building will be located at the southwest corner of the property. It will consist of two floors, a main floor and a lower (basement) floor.

The lower floor will have a gym, a kitchenette and a storage space. The main floor will contain an accessory dwelling unit (ADU) or a guesthouse consisting of a family room, kitchen, dining



room, three bedrooms, two bathrooms, storage space and an office space. The ADU parking will be located in the front and to the side of the main and attached two-door garage.

Early on, there was some concern regarding the finished floor elevation due to the slope of the property, especially along the south boundary. The concern was conveyed to the applicant and the applicant has confirmed and committed to keeping the finished floor elevation at four feet or below the finished grade as required by the City Code §17.40.020:I.3.c.(1):

“Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:

1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.”

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

#### **Findings:**

- The proposed detached building will be lower in height from the main dwelling (21' vs. 33').
- The proposed detached building footprint is less than the main dwelling footprint (1,860 sq. ft. vs. 3,784 sq. ft.).
- Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission. (See City Code § 17.130.030.020:C.)
  - The proposed guesthouse is 1,560 sq. ft., not including an attached 300 sq. ft. storage space. The main dwelling is 6,160 sq. ft. The guesthouse comes out at 25% without the storage space, and at 30% with storage space, of the main dwelling living space area.
  - The proposed guesthouse is 1,560 sq. ft. without the storage space and 1,860 sq. ft. with the attached storage space. In either case, it exceeds the 1,500 sq. ft. Code threshold and requires the Planning Commission review and approval.

#### **Conclusion:**

- The proposed guesthouse meets or exceeds all City standards and thus should be approved.

#### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

#### **ALTERNATIVES:**

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.



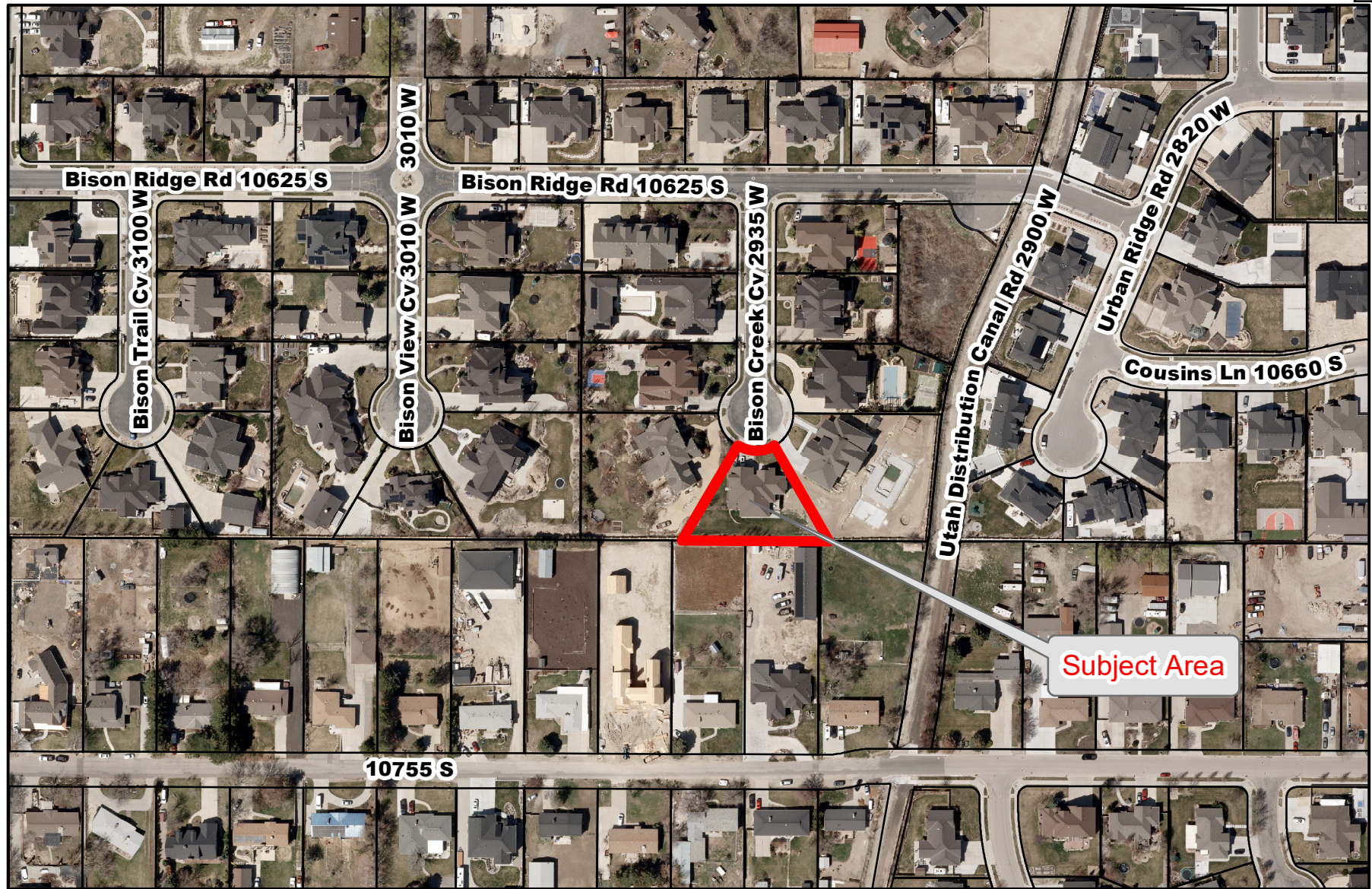
**SUPPORT MATERIALS:**


- Aerial Map
- Zoning Map
- Site Plan
- ADU Affidavit
- ADU Parking Plan
- Elevations
- Floor Plans



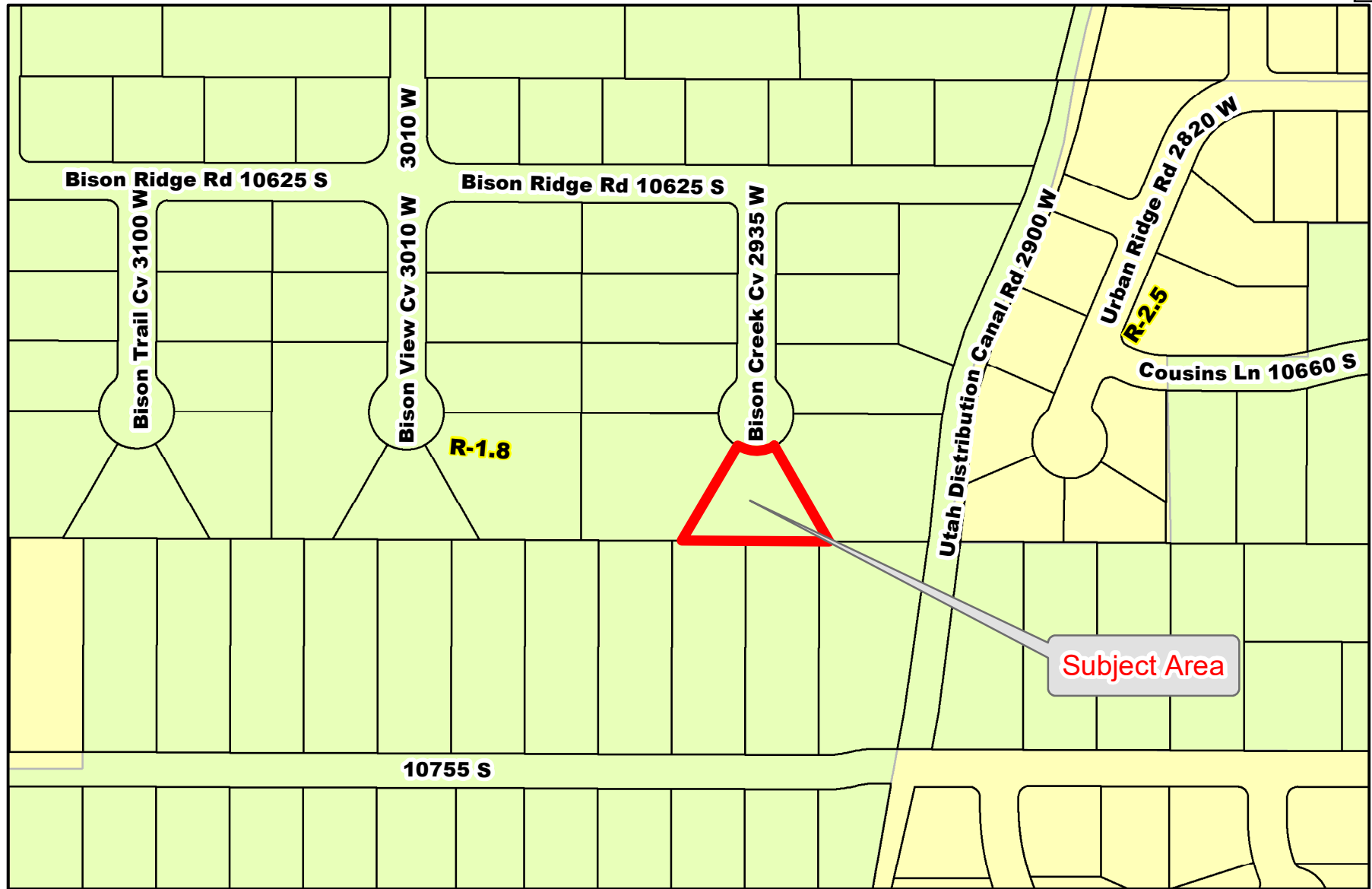
Damir Drozdek, AICP  
Planner III






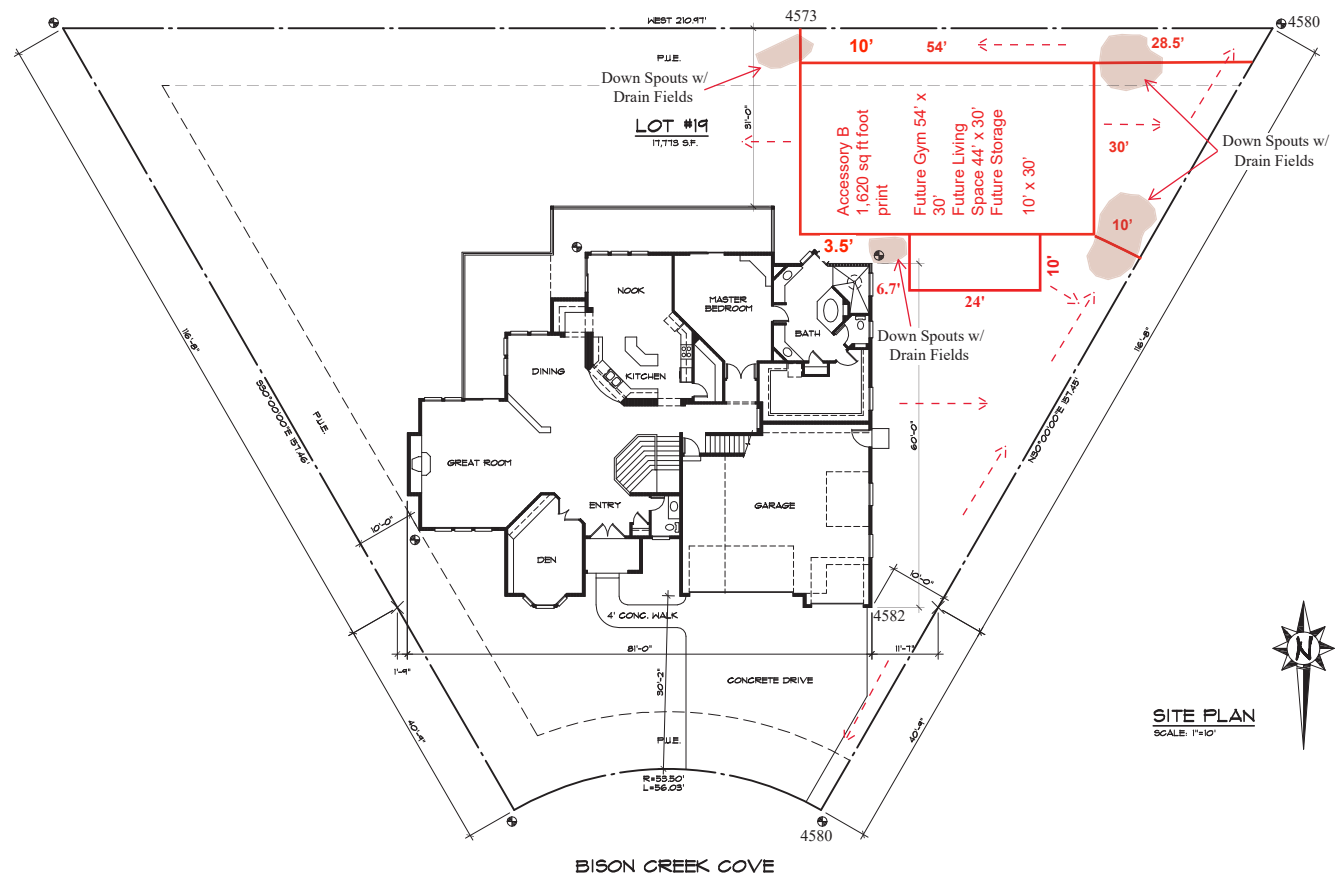
<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2023</p> 
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<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Zoning Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2023</p> 
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SHAN LABS  
DESIGNED BY SHAN LABS  
DATE: 21 AUGUST 2007



14173191 B: 11455 P: 6041 Total Pages: 2  
 11/09/2023 10:14 AM By: VAnguyn Fees: \$40.00  
 Rashelle Hobbs, Recorder, Salt Lake County, Utah  
 Return To: CHAD LASSIG  
 10698 S BISON CREEK COVE SOUTH JORDAN, UT 84095

WHEN RECORDED RETURN TO:  
 CITY OF SOUTH JORDAN  
 1600 W TOWNE CENTER DRIVE  
 SOUTH JORDAN, UT 84095



### Accessory Dwelling Unit Affidavit

Chad Lassig is the landowner of record of real property (the "subject property") located at 10698 S Bison Creek Cove in the City of South Jordan, Utah (the "City"). The landowner is applying to construct an Accessory Dwelling Unit (as that term is defined in the ordinances of South Jordan City) on the subject property. I am either the owner or co-owner of the subject property or I am the beneficiary of a trust that owns the subject property or I am an owner of a legal entity that owns the subject property. As a condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I personally pledge that myself and any co-owners will comply with all regulations of the Accessory Dwelling Unit Floating Zone as set forth in the ordinances of the City and will personally occupy the property as a full time resident. As a further condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I authorize annual inspections of the Accessory Dwelling Unit by authorized South Jordan representatives. I understand that this affidavit must be signed, notarized and recorded at the Salt Lake County Recorder's Office before any permit is issued allowing the construction or use of the proposed Accessory Dwelling Unit.

(signature of property owner)

Dated this 08 day of November, 2023

State of Utah )

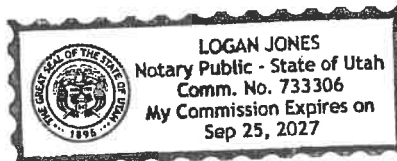
)ss

County of Salt Lake )

On the 8th day of November, 2023, personally appeared before me Chad Lassig the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC

Residing in Salt Lake County, Utah





*DocQuery***Parcel Number • 27-16-301-049-0000**

Active Parcel Number

**Acreage • 0.4100****Address • 10698 S BISON CREEK CV • SOUTH JORDAN • 84095****Owner of Record**

LASSIG FAMILY PROTECTION TRUST 12/08/2017,

TR RASMUSSEN, CURTIS

**Legal Description • Property Description For Taxation Purposes Only**

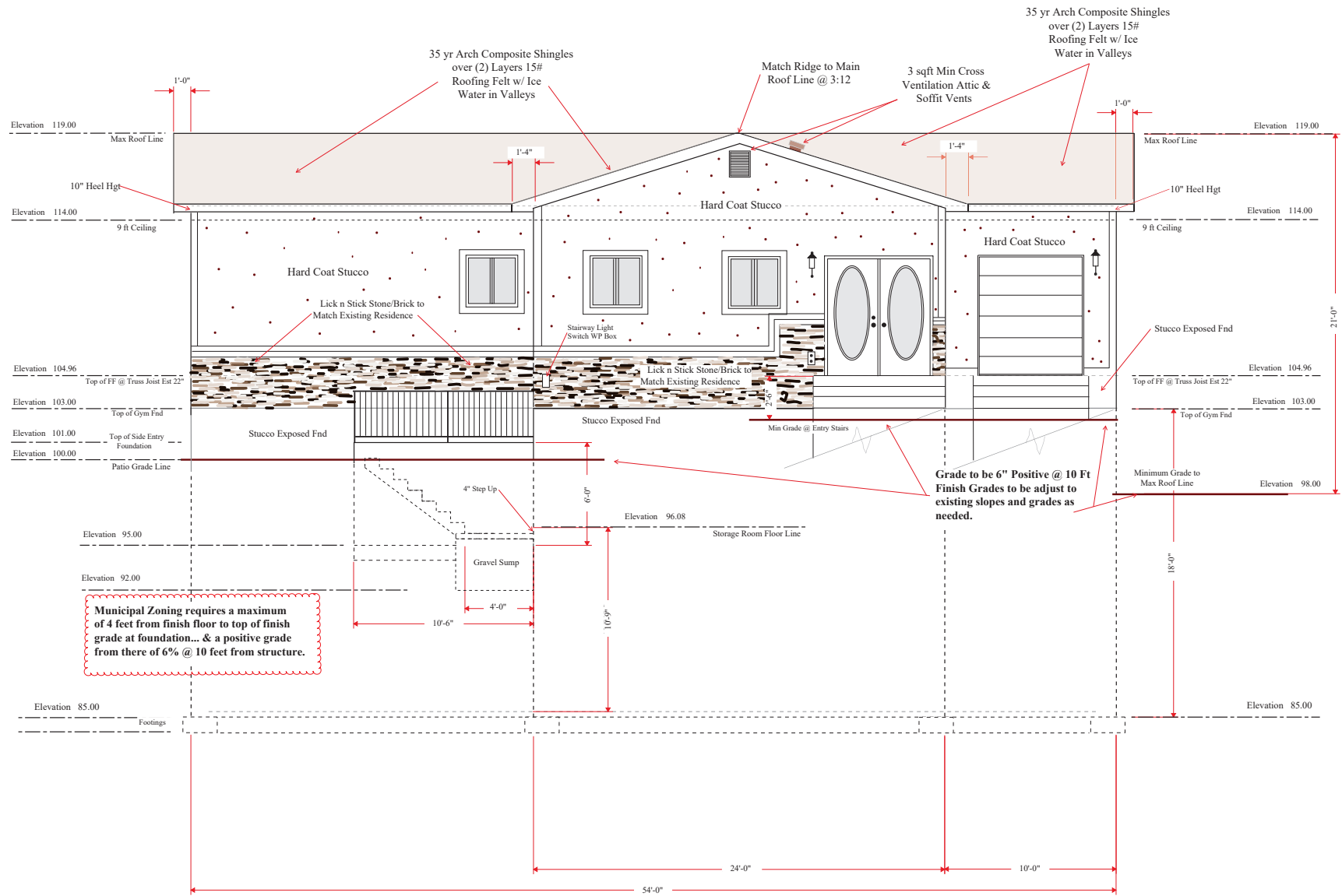
LOT 19, BISON RIDGE SUBDIVISION. 9308-7118 9431-8411 9519-26 10047-2606

A handwritten signature in black ink, appearing to be 'C. Rasmussen'.









Elevation North Side View  
Scale 1/4"=1'-0"

Chad Lassig Residence Proposed Gym/Mother-in-Law Apt  
10698 S. Bison Creek Cove  
So Jordan, UT 84095

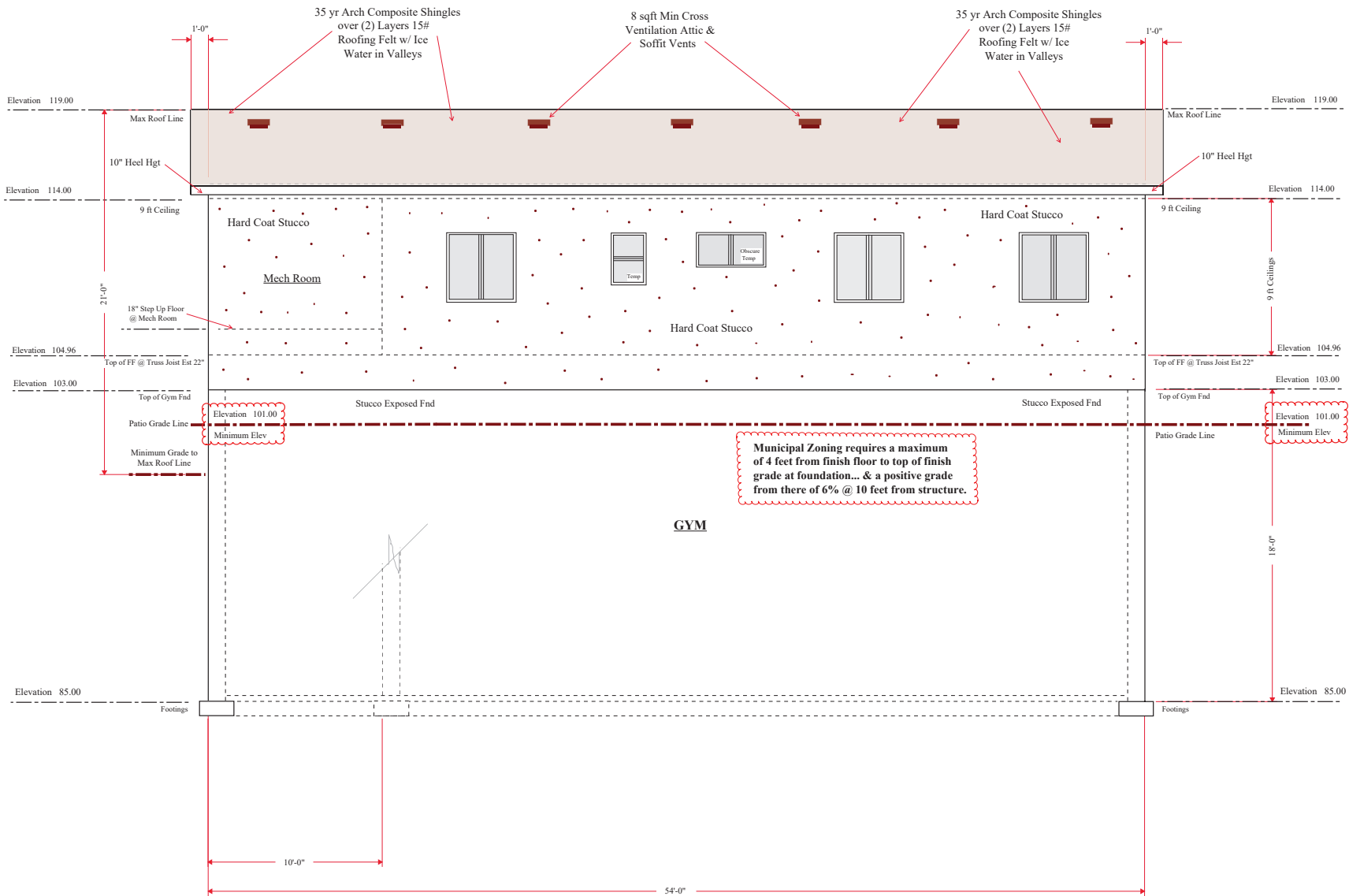
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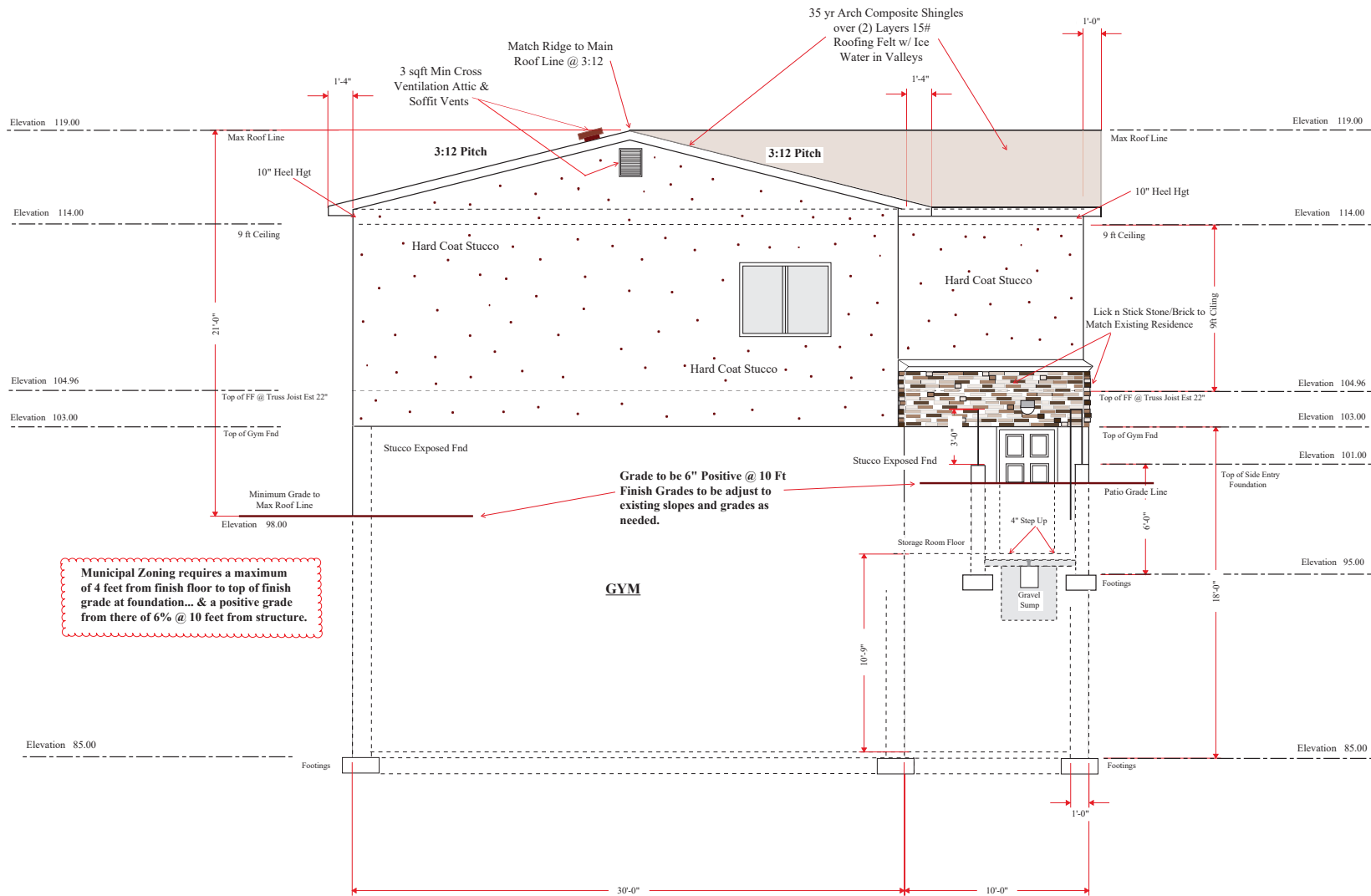


Elevation South View  
Scale 1/4"=1'-0"

Chad Lassig Residence Proposed Gym/Mother-in-Law Apt  
10698 S. Bison Creek Cove  
So Jordan, UT 84095







Elevation East Side View  
Scale 1/4"=1'-0"

Chad Lassig Residence Proposed Gym/Mother-in-Law Apt  
10698 S. Bison Creek Cove  
So Jordan, UT 84095

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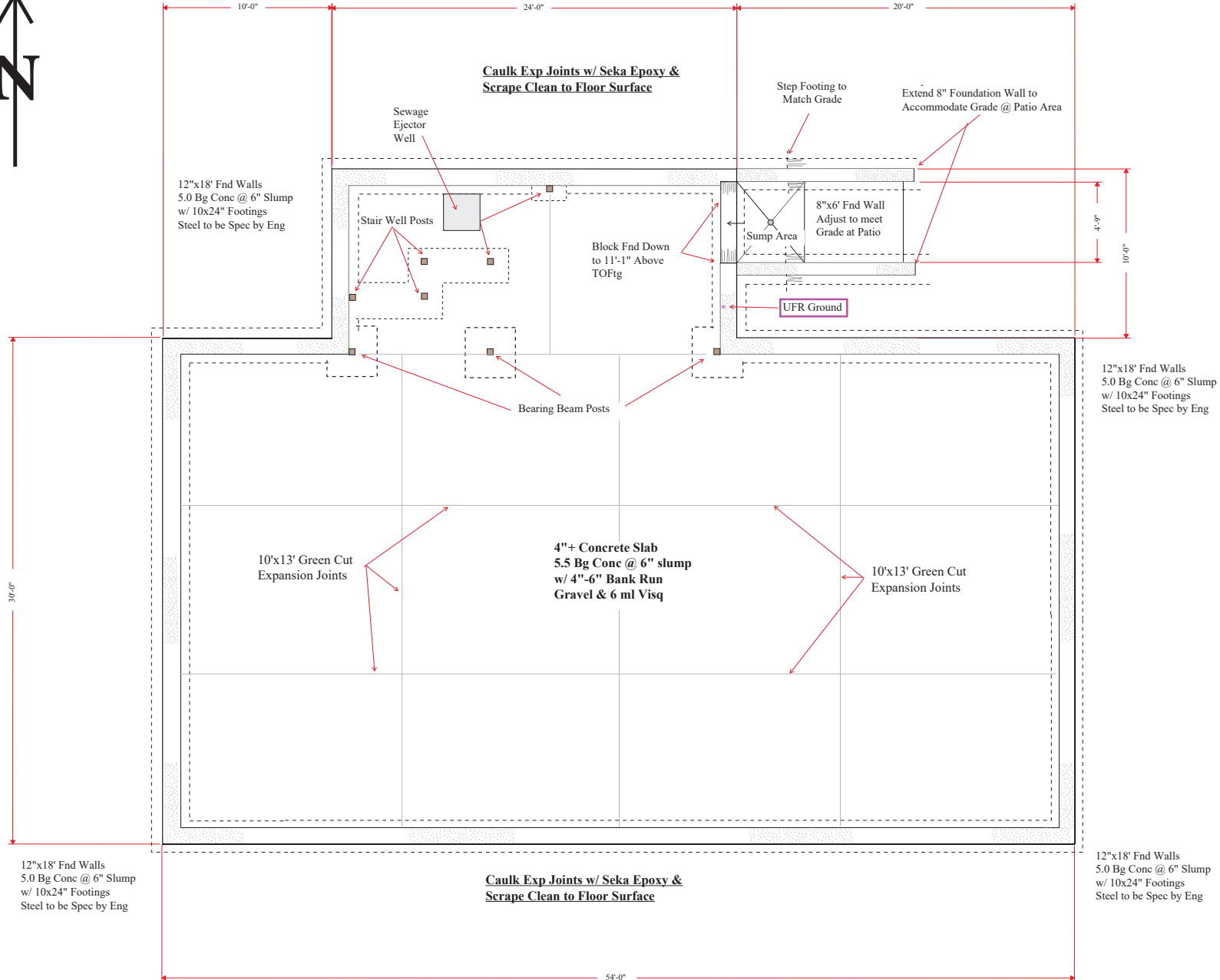








**Footings & Foundations**  
**Concrete Mix, Slumps**  
**& Steel Spec'd by Engineer**  
**Supersede Spec's herein.**



**Foundation Plan**  
**Scale 1/4"=1'-0"**

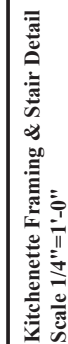
**Chad Lassig Residence Proposed Gym/Mother-in-Law Apt**  
**10698 S. Bison Creek Cove**  
**So Jordan, UT 84095**

Item H.7.

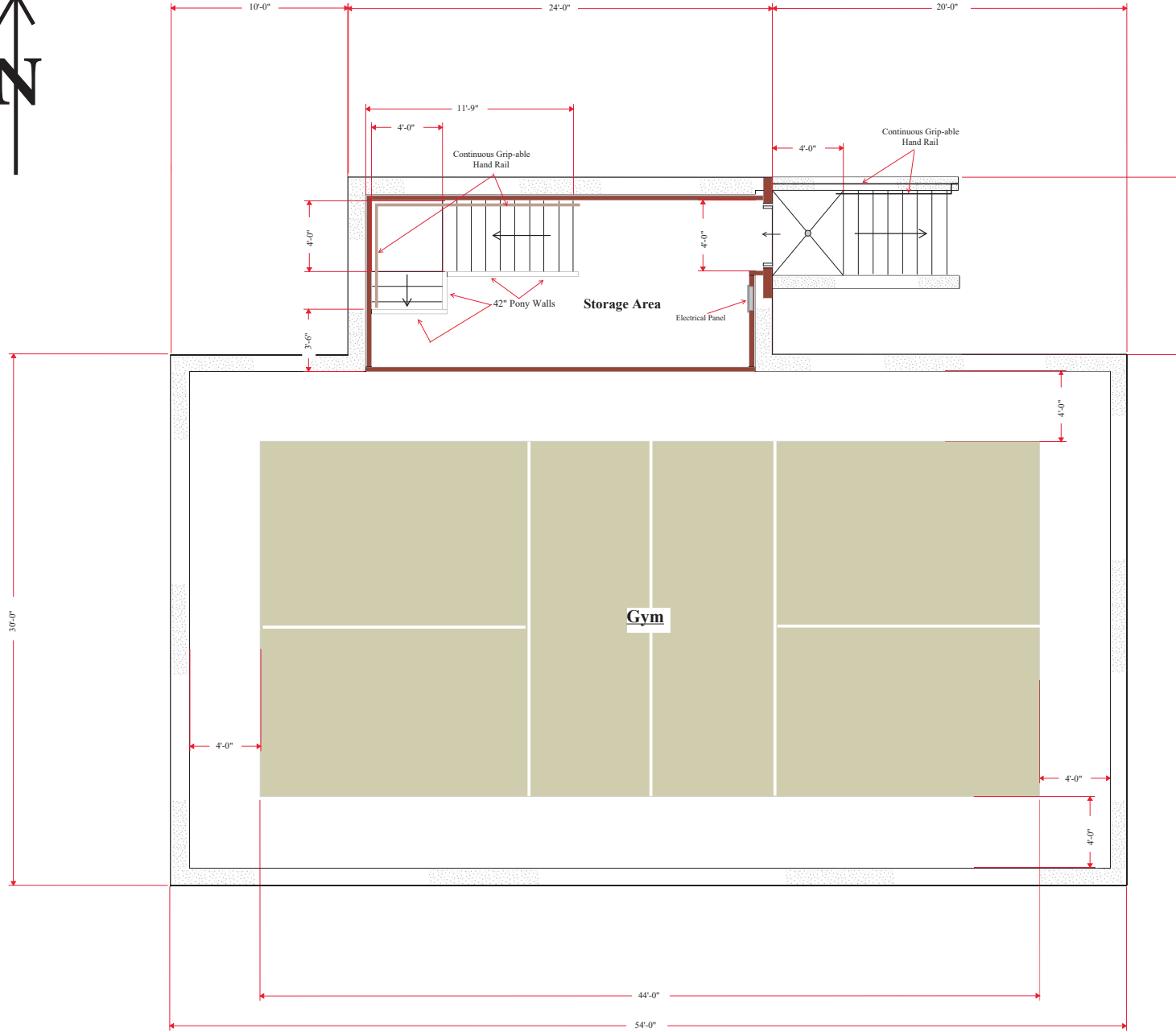
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Gym & Storage Area Plan  
Scale 1/4"=1'-0"

Chad Lassig Residence Proposed Gym/Mother-in-Law Apt  
10698 S. Bison Creek Cove  
So Jordan, UT 84095

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Item H.7.



11"7/8 "I" Joists  
Over Storage Area

Build Up to  
Match Box Joists

2x4@22" Floor  
Truss Hgt

18'-0"

10" Footing

4'-0"

5'-0"

1st Flight of Stairs:  
7 ea Run 10"  
10 ea Rise 7.5"  
4 ea 12" Timber Strand  
Stair Stringers

Grip-able Hand Rail  
36" - 40"

Floor Line

2x4 Spacer to  
Stiffen Stair Stringer

2x6 DF Joists

Ref

Kitchenette

7 ft Ceiling

Sewage  
Injector

24'-0"

Approx 7'-11"  
Head Room

3'6" Sealed Door

2x8 DF Joists

Filler as Needed to  
Support Storage Deck

Bearing Beam

Bearing Beam

5/8" Type 'X'  
Gyp Brd Under  
Stair Stringers

Balusters 4" OC

Outside Concrete Stairs:  
Run 10"+  
Rise 7.5"

4" Stoop w/  
4 Ft Landing

5 Gal Collection  
Bucket

7'-9" Min

10'-5"

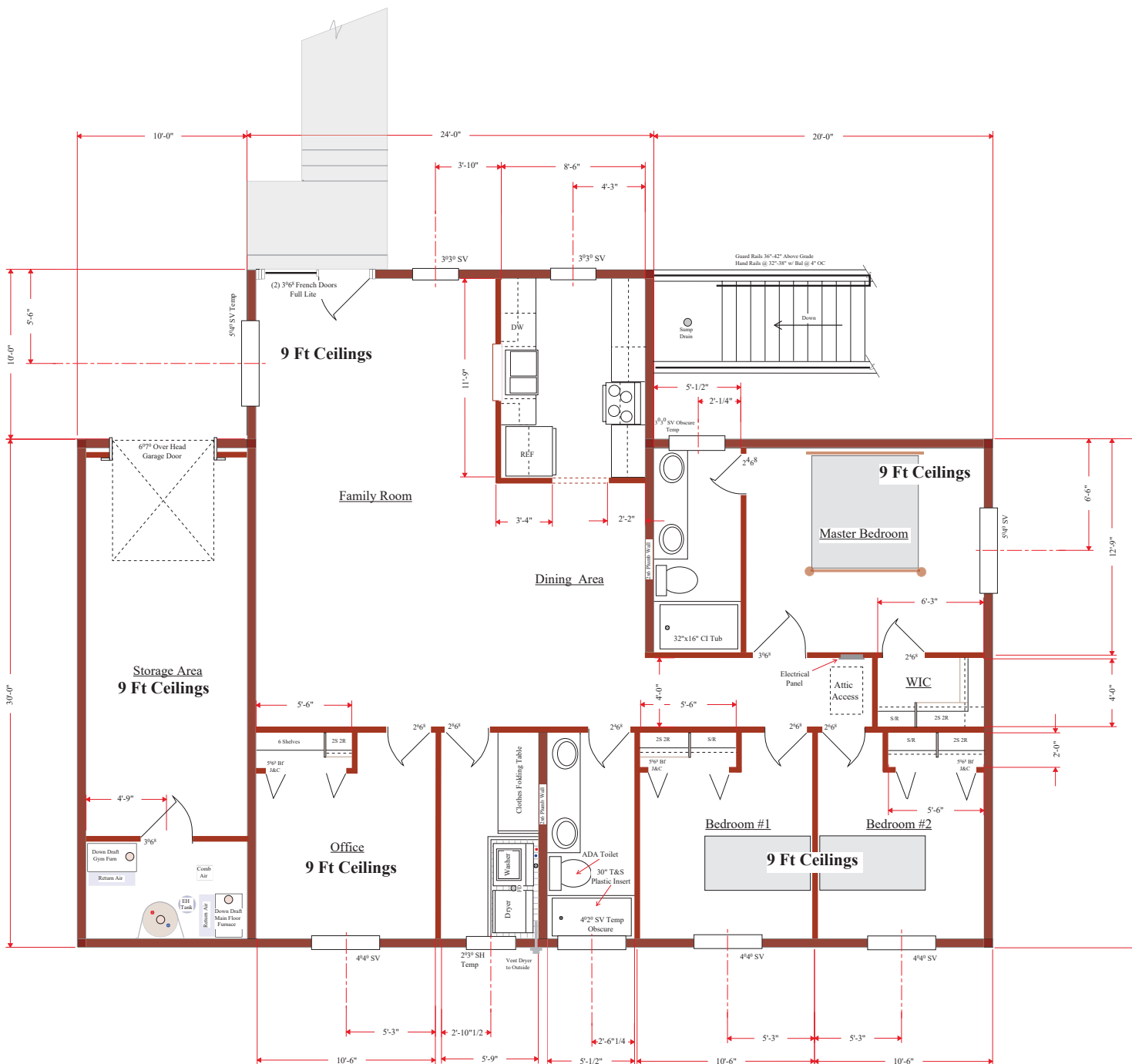
Stair Details  
Scale 1/4"=1'-0"

Chad Lassig Residence Proposed Gym/Mother-in-Law Apt  
10698 S. Bison Creek Cove  
So Jordan, UT 84095

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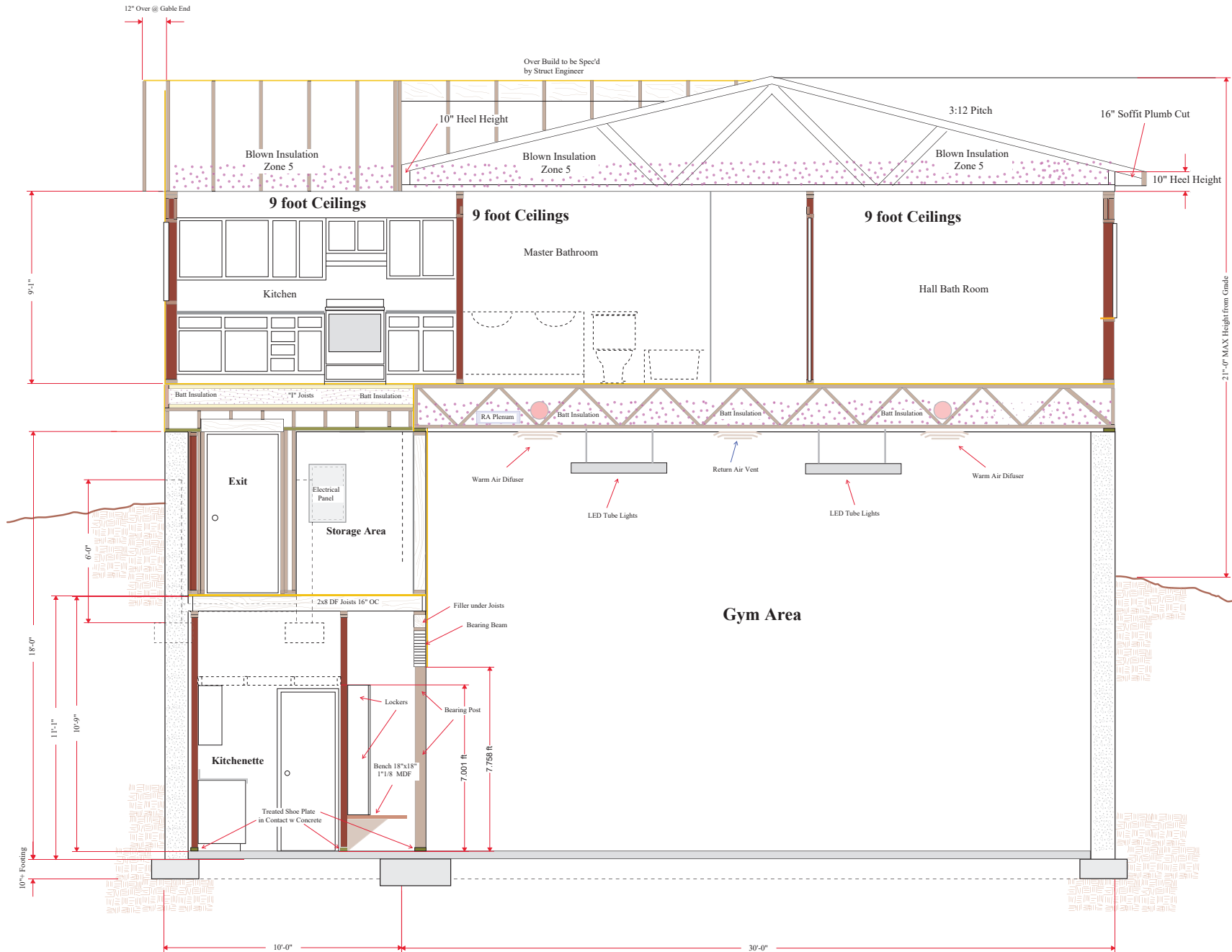






Scale 3/8"=1'-0"

Item H.7.



Cross Section of Structure  
Scale 3/8"=1'-0"

Chad Lassig Residence Proposed Gym/Mother-in-Law Apt  
10698 S. Bison Creek Cove  
So Jordan, UT 84095

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# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12/12/2023**

**Issue:** MERIT MEDICAL SYSTEMS SUBDIVISION  
PRELIMINARY SUBDIVISION PLAT  
**Address:** 9924 S. Redwood Rd.  
**File No:** PLPP202300199  
**Applicant:** Joseph Milillo, MHTN Architects, Inc.

**Submitted by: Damir Drozdek, Planner III**  
**Shane Greenwood, Supervising Senior Engineer**

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** the Merit Medical Systems preliminary subdivision plat, File No. PLPP202300199.

<b>ACREAGE:</b>	Approximately 11 acres
<b>CURRENT ZONE:</b>	MU-R And D (PD) (Redwood Road Mixed Use Research and Development (Planned Development))
<b>CURRENT USE:</b>	Agricultural
<b>FUTURE LAND USE PLAN:</b>	EIO (Economic Infill Opportunity)
<b>NEIGHBORING ZONES/USES:</b>	North – C-N / Shield Ln. South – R-M and P-O / Single-family homes and offices West – R-M / Single-family homes East – MU-R And D (PD) / Redwood Rd.

## **STANDARD OF APPROVAL:**

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060



**BACKGROUND:**

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat application pertaining to the Merit Medical Systems subdivision. The proposed subdivision plat is located at the southwest corner of Shields Ln. and Redwood Rd., approximately at 9924 S. Redwood Rd. The plat encompasses approximately 11 acres of raw land.

The subdivision plat will consolidate several parcels of land into one lot. The plat will also dedicate land for public Right-of-Way (ROW) along Redwood Rd., and will dedicate ROW for a future connection between Shields Ln. and Town Meadows Ct. Additionally, the plat will record some easements that will serve a future development on the site. The property will be developed as a distribution center / warehouse for the Merit Medical Systems, Inc.

**STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:****Findings:**

- The subdivision plat will result in creation of one lot only. It will consolidate parcels, provide dedication and create easements for a future development.
- No improvements will be made with this application. All of the public improvements and bonding will be required with a site plan application pertaining to development of this property.

**Conclusion:**

- The proposed application will meet the City Code requirements and thus should be approved.

**Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**ALTERNATIVES:**

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

**SUPPORT MATERIALS:**


- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat



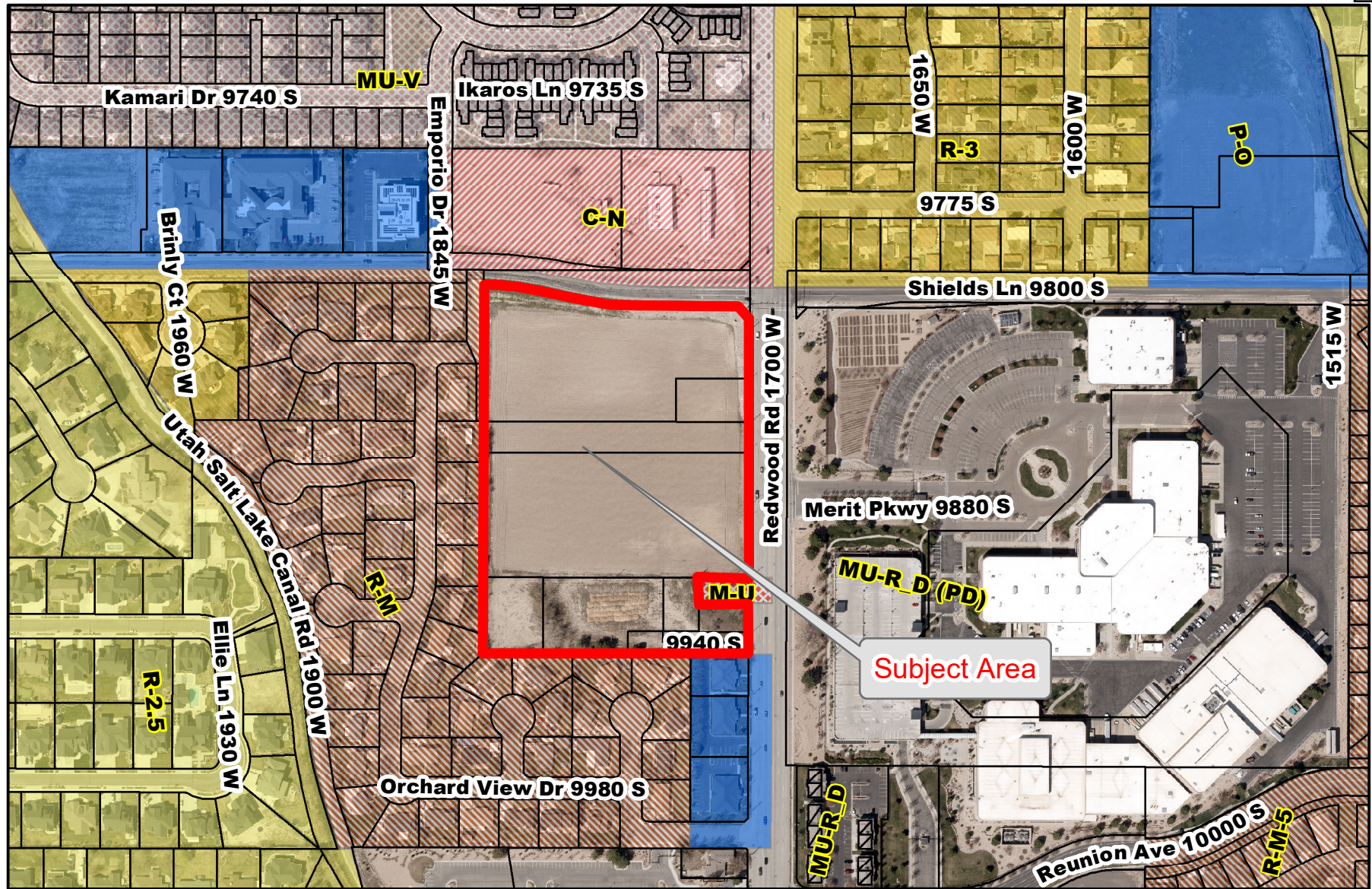
Damir Drozdek, AICP  
Planner III, Planning Department






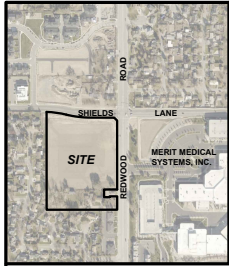
<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2023</p> 
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<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2 style="text-align: center;">Zoning Map</h2> <h3 style="text-align: center;">City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2023</p> 
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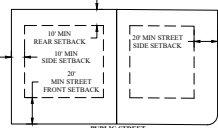
VICINITY MAP  
NTS

**ENGINEER & SURVEYOR**  
CIVIL SOLUTIONS GROUP, INC.  
WESTON SOUTHWICK, PE  
CURTIS BROWN, PLS  
498 WEST 100 SOUTH  
PROVIDENCE, UTAH 84022

**OWNER/SUBDIVIDER**  
MERIT MEDICAL SYSTEMS, INC.  
160 W MERIT PARKWAY,  
SOUTH JORDAN, UTAH 84095

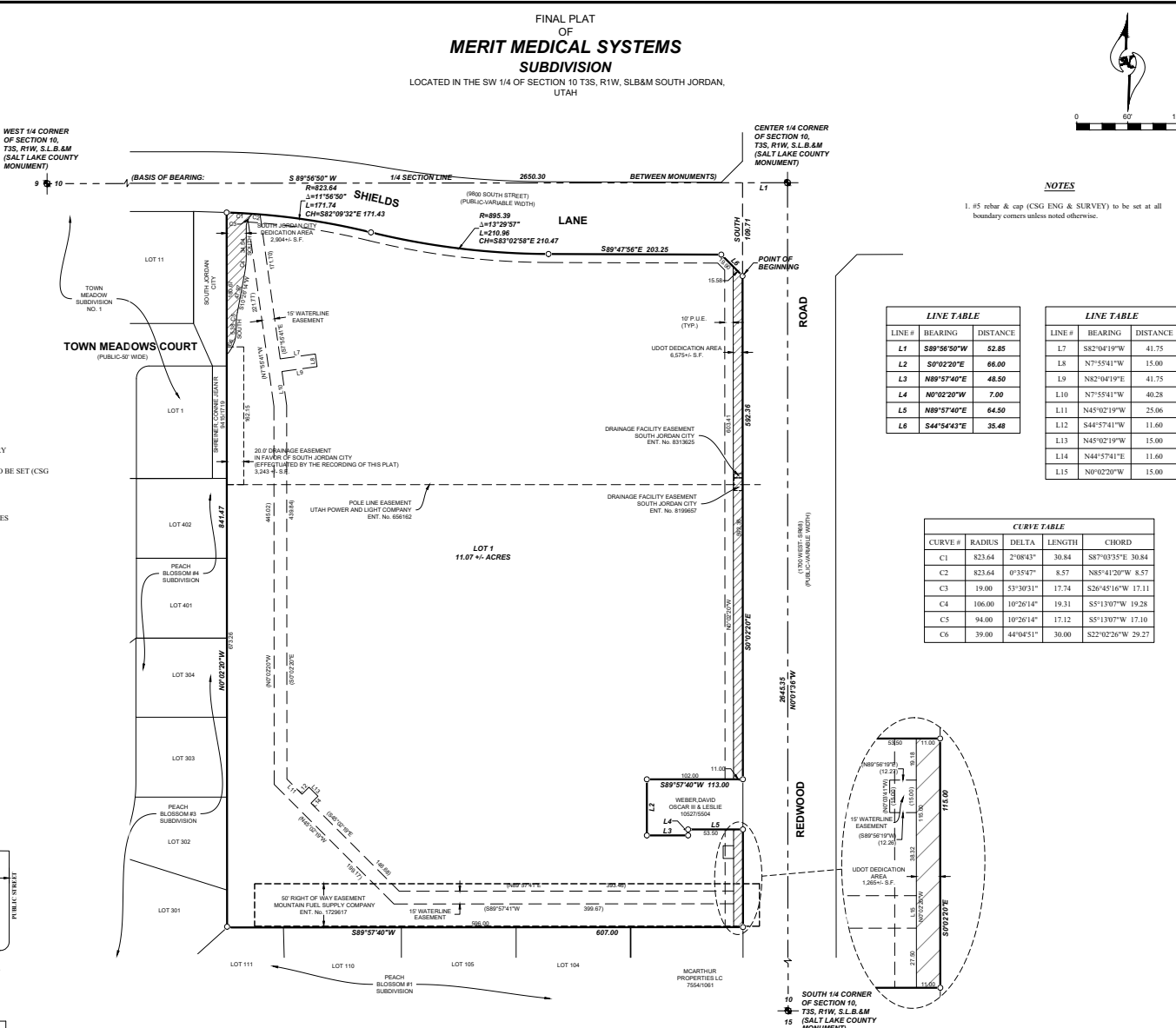
LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED MARKERS TO BE SET (CSG ENG & SURVEY)
- EASEMENT LINE
- ADJOINING PARCEL LINES



MIXED USE P.U.E. & SETBACK DETAIL  
TYPICAL SEE DRAWING FOR EXCEPTIONS  
NTS

**civilsolutionsgroup inc.**  
CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net



**SURVEYOR'S CERTIFICATE**  
I, CURTIS BROWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BROWN  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 12606452-2201

DATE

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 10, Township 3 South, Range 1 West, Salt Lake Base & Meridian, South Jordan, Utah, more particularly described as follows:  
Beginning at a point on the westerly right-of-way line of Redwood Road, located S89°56'50"W along the 1/4 Section line 52.92 feet and South 109.71 feet from the Center 1/4 Corner of Section 10, T3S, R1W, S.L.B.&M.; thence S0°02'20"E along said westerly right-of-way line 592.36 feet to the northeast corner of said Real Property described in Deed Book 10527 Page 5504 of the Official Records of Salt Lake County; thence along said Deed the following 5 (five) courses and distances: S89°57'40"W 113.00 feet (record: East); thence S0°02'20"E 66.00 feet (record: North); thence N89°57'40"E 48.50 feet (record: West 48.6 feet); thence N0°02'20"W 7.00 feet (record: South); thence N89°57'40"E 64.50 feet (record: West 65 feet) to said westerly right-of-way line; thence S0°02'20"E along said westerly right-of-way line 115.00 feet to northeast corner of that Real Property described in Deed Book 7554 Page 1061 of the Official Records of Salt Lake County and the extension of the south line of PEACH BLOSSOM #1 Subdivision according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence S89°57'40"W along said Deed (record: East), Plat, and a fence line 607.00 feet to the southeast corner of PEACH BLOSSOM NO. 3 Subdivision and the extension of the east line of PEACH BLOSSOM NO. 4 Subdivision, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder; thence N0°02'20"W along said Plats, the extension thereof, and a fence line 841.47 feet to the southerly right-of-way line of Shields Lane (8900 South); thence along said southerly right-of-way line the following 4 (four) courses and distances: Southeasterly along the arc of an 823.64 foot radius non-tangent curve (radius bears: S1°52'03"W) to the right 171.74 feet through a central angle of 11°56'50" (chord: S82°09'32"E 171.43 feet) to a point of reverse curvature; thence along the arc of an 895.39 foot radius curve to the left 210.96 feet through a central angle of 17°29'57" (chord: S83°02'58"E 210.47 feet); thence S89°47'56"E 203.25 feet; thence S44°54'43"E 35.48 feet to the point of beginning.

Contains: 11.07 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

**MERIT MEDICAL SYSTEMS  
SUBDIVISION**

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INTENDED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_

MERIT MEDICAL SYSTEMS, INC. (SIGNATURE)  
BY: (PRINTED NAME)  
ITS:

NOTARY ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ BY \_\_\_\_ AND \_\_\_\_ WHO REPRESENTED THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION EXPIRES: \_\_\_\_  
NOTARY PUBLIC (SIGNATURE)  
RESIDING IN \_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_  
PRINTED FULL NAME OF NOTARY

**SOUTH JORDAN CITY MAYOR APPROVAL**  
APPROVED TO FORM THIS DAY \_\_\_\_ OF \_\_\_\_ A.D. 20\_\_\_\_

MAYOR

ATTEST: CITY RECORDER

FINAL PLAT  
**MERIT MEDICAL SYSTEMS  
SUBDIVISION**

LOCATED IN THE SW 1/4 OF SECTION 10 T3S, R1W SLB&M  
SOUTH JORDAN, UTAH

RECORDED #  
OF  
STATE OF UTAH COUNTY OF SALT LAKE  
RECORDED AND FILED AT THE REQUEST OF:

DATE: \_\_\_\_ TIME: \_\_\_\_ BOOK: \_\_\_\_  
FEE: \_\_\_\_  
SALT LAKE COUNTY RECORDER



# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12/12/2023**

**Issue:** MERIT MEDICAL DISTRIBUTION WAREHOUSE  
SITE PLAN  
**Address:** 9834 S. Redwood Rd.  
**File No:** PLSPR202300165  
**Applicant:** Joseph Milillo, MHTN Architects, Inc.

**Submitted by: Damir Drozdek, Planner III**  
**Shane Greenwood, Supervising Senior Engineer**

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application PLSPR202300165 to allow for construction of a distribution warehouse center to be located at 9834 S. Redwood Rd.

## **STANDARD OF REVIEW:**

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in this chapter and the requirements of the individual zone in which a development is proposed. All provisions of this title, title 17 of this Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. Building permits may not be obtained nor shall any site work be performed prior to site plan approval. (Ord. 2007-01, 1-16-2007)

Once all application requirements have been met, redline corrections made, revised plans submitted and City Engineer's approval given, the site plan will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan. (Ord. 2007-01, 1-16-2007)

## **BACKGROUND:**

The proposed Merit Medical Systems Inc. distribution and warehouse center will be located on property generally located at the southwest corner of Redwood Rd. and Shields Ln. The property is approximately 11 acres. It is currently unimproved and used mostly for farming, commonly known as Merit Farms.

The proposed building is approximately 225,000 sq. ft. It will reach 50' in height when measured from finished grade to the building peak. The building exterior will feature painted



concrete tilt up panels, aluminum composite material (ACM) panels, exterior insulation and finish system (EIFS) and glass.

The building will have access off Shields Ln. and then an access off Redwood Rd. A decorative 6' steel fence will gate both access points. Majority of the parking will be located to the west of the building. The proposed number of parking stalls is based on the employee numbers at maximum shift change and not the building size, as is the case with some other uses as listed in the City Code. Delivery bays will be located at the north and the south end of the building.

A new 12' parkstrip and 8' sidewalk will replace existing parkstrip and sidewalk on Redwood Rd. All other public improvements on Redwood Rd. are complete. Parkstrip and sidewalk on Shields Ln. will remain as is currently configured; however, a couple of new streetlights will go in as part of the project.

Storm water will be detained in the underground chambers located below the parking lot and the south delivery area. The water will be released at a controlled rate to an existing storm drain system on Redwood Rd. The release will have to be permitted by the Utah Department of Transportation (UDOT). A portion will also be discharged into the Shields Lane storm drain system.

A total of three new fire hydrants will be installed. One at the northwest corner of the building, one at the southwest and one at the south end of the parkstrip on Redwood Rd. The City will maintain the water lines up to the water meters and the fire hydrants.

Landscaping will consist of various trees, shrubs and plants. There will be no grass on the site. Rock mulch will be used for ground cover. Fifty percent of the landscape area will be covered by live vegetation at plant maturity. Trees will be planted in the parkstrip areas along Redwood Rd. and Shields Ln. Additionally more trees will be planted along the south and the west project boundary to provide buffering to the neighboring properties.

Fencing will include an 8' decorative masonry wall along the south boundary and a 6' decorative masonry wall along the west boundary. Security fencing will be installed at both access points. It will be a 6' tall decorative steel fence and gates. A 10' precast wall at the north end and a 12' precast concrete wall at the south end will screen the delivery areas.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- A development agreement between the City and the Merit Medical Systems was signed and executed in August of 2019. Subsequently an amendment (the first amendment) to the agreement was signed and executed in October of 2023. The first amendment allowed a few changes from the original agreement. Said changes include modifications to the building design and footprint, and the site layout.



- Architectural Review Committee (ARC) reviewed the building design and exterior materials on November 1, 2023 and unanimously voted (4-0) to recommend approval of the building design. The meeting minutes are attached.
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

**Conclusion:**

- The application meets the City Code requirements, and thus should be approved.

**Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**ALTERNATIVES:**

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

**SUPPORT MATERIALS:**

- |  |  |
|--|--|
| • Aerial Map                               | • Materials Board  |
| • Zoning Map                               | • General Site Plan  |
| • Hazardous Materials and Containment Plan | • Landscape Plan   |
| • Operations Plan                          | • Development Agreement (First Amendment to Development Agreement) |
| • Parking Standard                         |  |
| • ARC Minutes                              |  |
| • Building Elevations                      |  |

Damir Drozdek

Damir Drozdek (Dec 5, 2023 11:39 MST)

Damir Drozdek, AICP  
Planner III, Planning Department

Brad Klavano

Brad Klavano (Dec 5, 2023 11:42 MST)

Brad Klavano,  
Director of Engineering Services,  
City Engineer





- Legend**
- STREETS
  - PARCELS

# Aerial Map

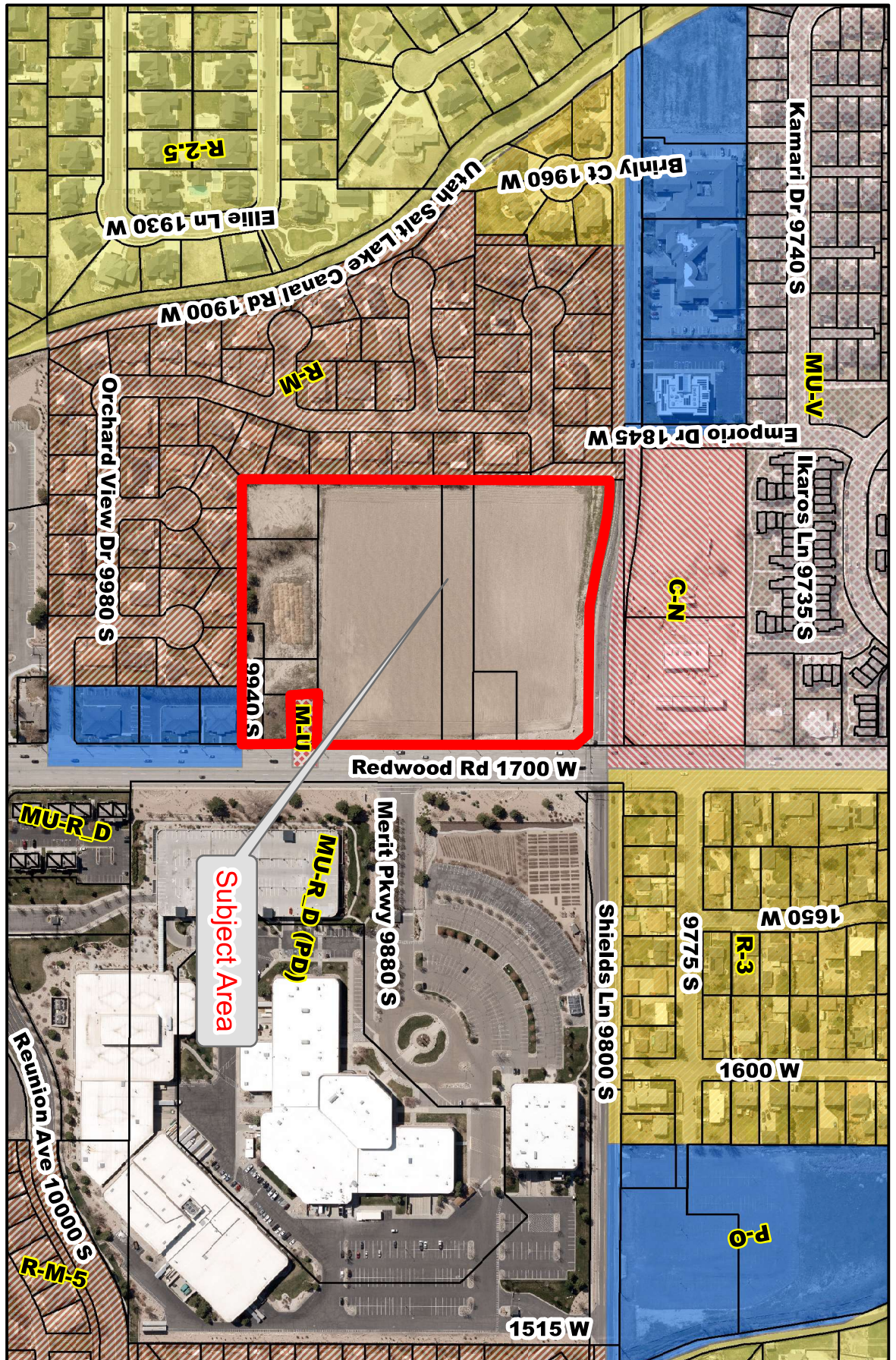
## City of South Jordan



Aerial Imagery  
2023







**Legend**

- STREETS
- PARCELS

**Zoning Map**  
**City of South Jordan**

Aerial Imagery  
2023





November 30, 2023

To South Jordan City,

Merit Medical can confirm that no hazardous materials or chemical storage will occur in our proposed Merit Medical South Jordan Distribution Center.

Thank you,



George Frioux, Vice President, Global Real Estate and Facilities



The operational start date is yet to be determined, but construction is anticipated to begin in the second quarter of 2024, with a construction period estimated between 12 to 14 months.

The primary objective of this facility is to function as a distribution center, receiving Merit built medical products from sterilizers or other Merit locations, packaging them and distributing them to other locations. Merit employees will handle unloading and organization onto shelving units. Upon receiving an order, products will be palletized or boxed and loaded onto UPS or FedEx trailers for transportation to their respective distribution center, where they will be sorted and distributed to Merit customers. Most products dispatched from this center are destined for customers located west of the Mississippi River.

The workforce projection varies throughout the day:

Day Shift (Monday–Thursday)

- 2-3 employees work from 5:30 AM to 2:30 PM
- 35 employees arrive between 7:30-8:00 AM and work until 4:30-5:00 PM
- Personal vehicles will enter the north or east gates.

Evening Shift (Monday–Thursday)

- 15 employees work from 4:30 PM to 1:30 AM

Friday

- 2-3 employees work from 5:30 AM to 2:30 PM
- 35 employees arrive between 7:30-8:00 AM and work until 4:30-5:00 PM
- 15 employees work from 4:30 PM to 8:00 PM

Saturday–Sunday

- 5 employees work from 6:00 AM to 6:00 PM

Outbound Truck traffic at the south dock doors schedule:

Outbound (Mon-Fri)

- 3 trailers drop off and pick up between 9-10 AM
  - 1 FedEx truck pick up at 5:30 PM
  - UPS truck pick up at 6:00 PM
  - FedEx Ground at 12:00 AM
  - Occasional 3-5 box trucks per week will pick up for specific inventory
- Truck will leave the site via the north entrance (turning right onto Shields Lane).

Inbound truck traffic on the north dock doors schedule:

Inbound (Mon-Fri)

Inbound traffic consists of 3-7 trucks daily, arriving from either 3<sup>rd</sup> party Sterilizer or other locations. The warehouse will receive raw materials, such as corrugated cardboard. The trucks will be entering the north entrance. They will most likely arrive from Redwood Road and turn left from Shields Lane into the site. At this time there is no anticipated truck traffic coming from the west on Shields Lane. Occasionally smaller delivery trucks may enter through the east gate.

Saturday and Sunday- No truck activity

Merit will not receive or store any hazardous materials at this location.



## Parking Standard – Merit Medical Warehouse

November 17, 2023

The Merit Medical Systems Inc. and their agents have provided the following explanation regarding the proposed parking numbers at the new distribution and warehouse center:

“As per South Jordan Municipal Code Chapter 16.26.040, Manufacturing, Processing and Assembling buildings can provide 1 space per employee at maximum shift change. Merit Medical has identified approximately 50-55 employees at maximum shift change. The site plan is providing 131 stalls.”



**CITY OF SOUTH JORDAN  
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES  
SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM  
WEDNESDAY, NOVEMBER 1, 2023 at 8:30 AM**



Attendance City Staff:

Kathie Johnson, Brad Marlor, Laurel Bevans, Damir Drozdek, Judith Zaragoza-Felix

Attendance Applicant(s):

Ryan Berry, Joe Milillo, George Frioux, Jason Quigley

Minutes Prepared by: *Judi Zaragoza-Felix*

**ARCHITECTURAL REVIEW COMMITTEE MEETING**

THE MEETING STARTED AT 8:30 A.M. AND THE MEETING WENT AS FOLLOWS:

**A. GENERAL BUSINESS ITEMS**

**A.1. MERIT MEDICAL WEST CAMPUS-warehouse and distribution center**

Location: 9834 S Redwood Rd

Project No: PLSPR202300165

Applicant: Joseph Milillo, MHTN Architects

Planner: Damir Drozdek

**Project description – Merit Medical Distribution Warehouse**

- **What are the required steps to move the project forward with the project?**
  - i. Slightly different glass used than material board. Glass same as other building.
  - ii. Front of access of building is between the fins same colors textures, same as recent built.
  - iii. Two public meetings at Merit, Third will be scheduled. Two neighbors to south are concerned about dock doors and sound. Building has been reduced. Anonymous requested a tree on property remain.
  - iv. Second access point on NW side. Residents divided concern regarding open to Shields. Second connection is for safety and or traffic, stated by Brad & Damir.
  - v. HVAC is on roof top and completely covered.
  - vi. Landscaping similar to Tech Center.



- vii. Precast wall 6'-8' height depending on study, needs approval by Planning Commission.
  - viii. Hours of operation. Distribution center for just Merit. Small team of 5-7 employees at 6:30 am. FedEx & UPS drop off trailers on South doors. Trailers filled during the day. Last FedEx pick up 5:30 pm and UPS is midnight in courtyard with 12' walls to block light and sound. Incoming employees 8:30 am-5:00 pm. 50-60 employees. 5-7 Merit trucks per day and 3rd party trucks dropping things on north.
- **Vote:** 4-0 recommendation to approve (Russ voted in absence to approve via email)

## Q&A

## ADJOURNMENT





## Project Details

Total Building Area - 225,000 sq. ft.

Total Site Area - 502,985 sq. ft. / 11.5 acres

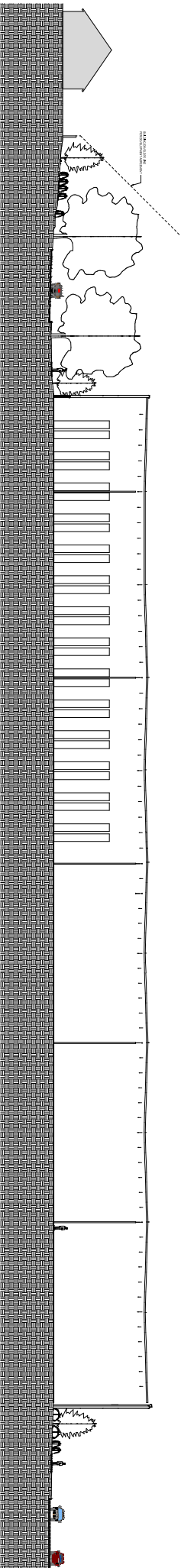
Total Stalls Provided - 120

Total Landscaping Area - 120,551 sq. ft. / 2.8 acres

Building Distance To West Lot Line - 116 feet

Building Distance From South Lot Line - 190 feet

- MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
- VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
- DELIVERY BAYS SCREENED
- SECURITY PROVIDED

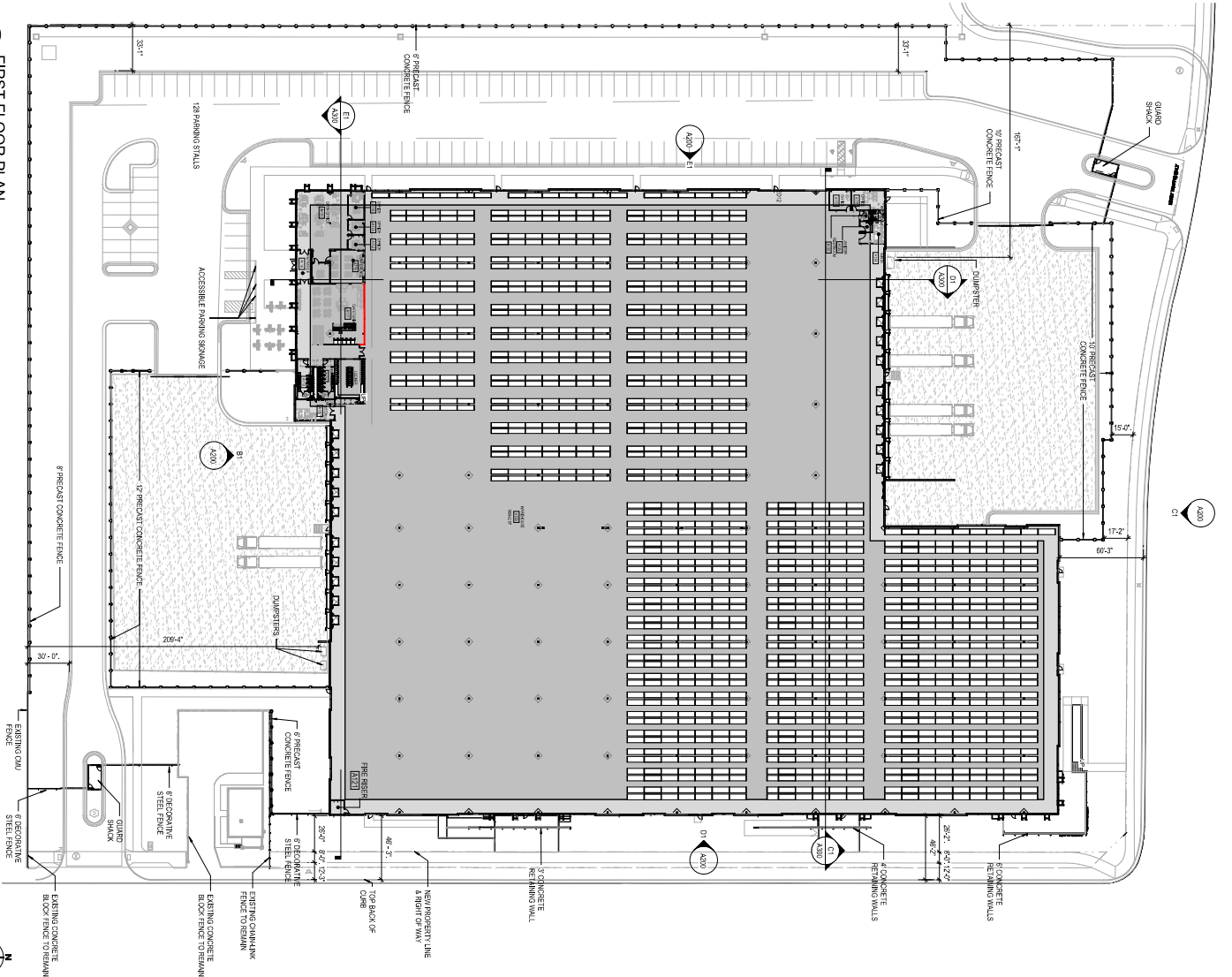




Address: Docs/202309 Merit Medical Distribution Center - NEWAZ\_202307 MERITMEDICALDISTRIBUTION\_7.10.23.rvt  
11/17/2023 3:09:42 PM

**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**FLOOR PLAN GENERAL NOTES**

- Reference to sheets below are provided to aid in interpreting the drawings.
- RE: 0200 for Finish Scheduling Heights.
  - RE: 0400 for Floor, Roof and Ceiling Wall Types.
  - RE: 0500 for Interior Wall Types.
  - RE: 0600 for Typical Details.
  - RE: 0700 for Typical Details.
  - RE: 0800 for Typical Details.
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  - RE: 9900 for Typical Details.
  - RE: 1000 for Typical Details.

**MUTHY ARCHITECTS, INC.**  
200 S. State St., Suite 200  
Salt Lake City, UT 84103  
Phone: (801) 525-1234  
www.muthy.com

**MERIT MEDICAL**  
**DISTRIBUTION CENTER**  
9834 S. REDWOOD ROAD  
SOUTH JORDAN, UT 84095

NOT FOR CONSTRUCTION	
DATE	09/13/2023
BY	SCHEMATIC DESIGN
PROJECT	FIRST FLOOR PLAN
PROJECT NUMBER	A101

A101



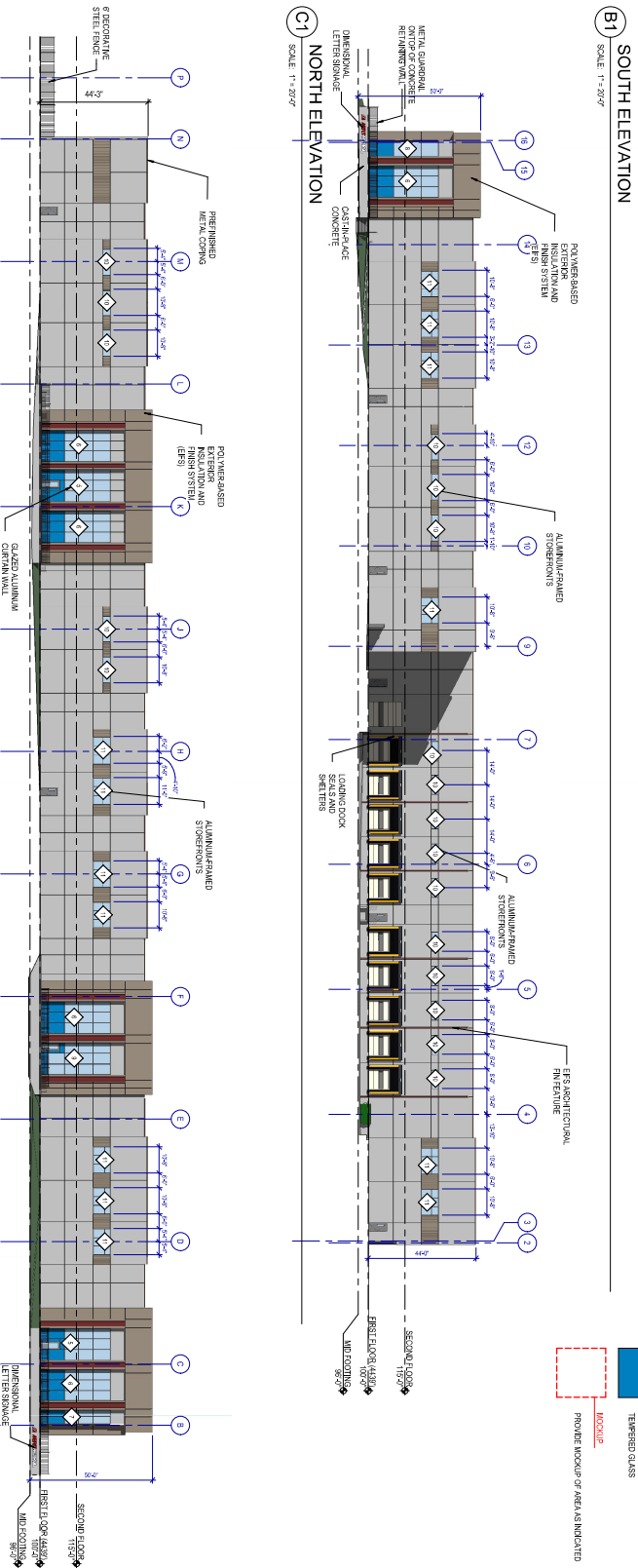
1000

## EXTERIOR ELEVATIONS: GENERAL NOTES

**LEGEND - EXTERIOR ELEVATION**

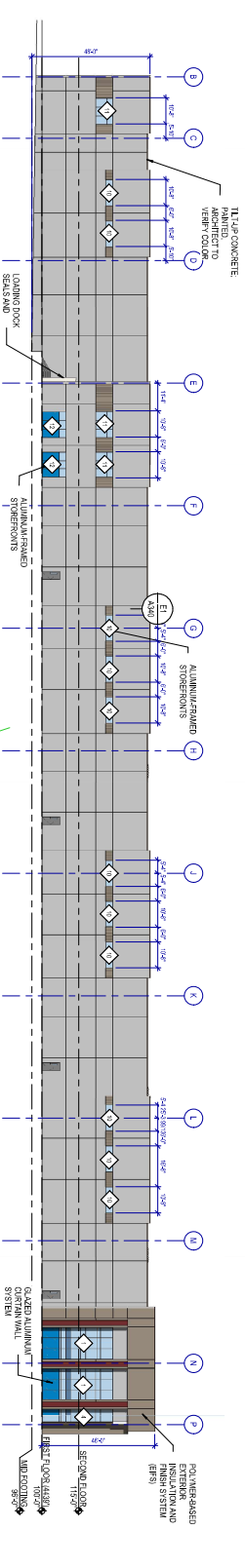
- 
- PAINTED CONCRETE TILT UP PANEL
- PAINTED CONCRETE TILT UP PANEL
- PAINTED CONCRETE TILT UP PANEL
- ACP PANEL
- EPS
- GLASS WINDOW
- SHADOWED GLASS
- TEMPERED GLASS

PROVIDE MOCKUP OF AREA AS INDICATED



## EAST ELEVATION

SCALE: 1" = 20'-0"



## WEST ELEVATION

SCALE: 1" = 20'-0"

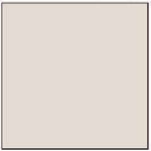




MATERIAL TYPES:



1  
STIPPLED BEIGE, ON  
EXTERIOR WALLS AND  
COLUMNS  
TO MATCH EXISTING  
BUILDINGS



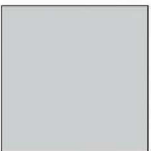
2  
PAINTED TILT-UP  
CONCRETE PANEL,  
SHERWIN WILLIAMS  
6072 VERSATILE GRAY



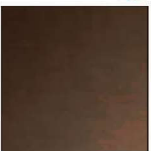
3  
PAINTED TILT-UP  
CONCRETE PANEL, WITH  
FLUTED FORMLINER,  
SHERWIN WILLIAMS  
6074 SPALDING GRAY



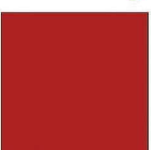
4  
EXPOSED CONCRETE  
SURFACE, SEALED  
FINISH FOR RETAINING  
WALLS



5  
SUPERNEUTRAL LOW-E  
GRAY GUARDIAN GLASS



6  
DARK BRONZE  
EXTERIOR BREAK  
METAL AND WINDOW/  
FRAMES

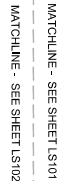


7  
RED ACM METAL PANEL









KEY NOTE SCHEDULE	OF PAIEMENTS RAJOS
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CODE	DESCRIPTION	UNIT
007	CONCRETE STAIRS	CAS07
008	CONCRETE STAIRS	CAS08
009	CONCRETE STAIRS	CAS09
010	CONCRETE STAIRS	CAS10
011	CONCRETE STAIRS	CAS11
012	CONCRETE STAIRS	CAS12
013	CONCRETE STAIRS	CAS13
014	CONCRETE STAIRS	CAS14
015	CONCRETE STAIRS	CAS15
016	CONCRETE STAIRS	CAS16
017	CONCRETE STAIRS	CAS17
018	CONCRETE STAIRS	CAS18
019	CONCRETE STAIRS	CAS19
020	CONCRETE STAIRS	CAS20
021	CONCRETE STAIRS	CAS21
022	CONCRETE STAIRS	CAS22
023	CONCRETE STAIRS	CAS23
024	CONCRETE STAIRS	CAS24
025	CONCRETE STAIRS	CAS25
026	CONCRETE STAIRS	CAS26
027	CONCRETE STAIRS	CAS27
028	CONCRETE STAIRS	CAS28
029	CONCRETE STAIRS	CAS29
030	CONCRETE STAIRS	CAS30
031	CONCRETE STAIRS	CAS31
032	CONCRETE STAIRS	CAS32
033	CONCRETE STAIRS	CAS33
034	CONCRETE STAIRS	CAS34
035	CONCRETE STAIRS	CAS35
036	CONCRETE STAIRS	CAS36
037	CONCRETE STAIRS	CAS37
038	CONCRETE STAIRS	CAS38
039	CONCRETE STAIRS	CAS39
040	CONCRETE STAIRS	CAS40
041	CONCRETE STAIRS	CAS41
042	CONCRETE STAIRS	CAS42
043	CONCRETE STAIRS	CAS43
044	CONCRETE STAIRS	CAS44
045	CONCRETE STAIRS	CAS45
046	CONCRETE STAIRS	CAS46
047	CONCRETE STAIRS	CAS47
048	CONCRETE STAIRS	CAS48
049	CONCRETE STAIRS	CAS49
050	CONCRETE STAIRS	CAS50
051	CONCRETE STAIRS	CAS51
052	CONCRETE STAIRS	CAS52
053	CONCRETE STAIRS	CAS53
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068	CONCRETE STAIRS	CAS68
069	CONCRETE STAIRS	CAS69
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086	CONCRETE STAIRS	CAS86
087	CONCRETE STAIRS	CAS87
088	CONCRETE STAIRS	CAS88
089	CONCRETE STAIRS	CAS89
090	CONCRETE STAIRS	CAS90
091	CONCRETE STAIRS	CAS91
092	CONCRETE STAIRS	CAS92
093	CONCRETE STAIRS	CAS93
094	CONCRETE STAIRS	CAS94
095	CONCRETE STAIRS	CAS95
096	CONCRETE STAIRS	CAS96
097	CONCRETE STAIRS	CAS97
098	CONCRETE STAIRS	CAS98
099	CONCRETE STAIRS	CAS99
100	CONCRETE STAIRS	CAS100

[illegible]

LANDSCAPE BUFFER CALCULATION

LANDSCAPE BUFFERING AGAINST RESIDENTIAL AREAS = 51 TREES  
 EVERGREEN TREES (58%), 31 DECIDUOUS TREES (41%)

4,800 SF / 1,600 SF = 3.0% OF LANDSCAPE WITH PLANT GROUND COVER/SHADE  
 28 STREET TREES TOTAL (16 @ 30' SQ AND 14 @ 40' SQ)

PARKING LOT TREE REQUIREMENTS

PS: CONSIGLIAMO IL SERVIZIO DI ASSISTENZA ALLA  
COMUNITA' COSELMAR PER INFORMAZIONI SULLE  
COSTE E SULLA GESTIONE DEL TRAPIANTO. 1111



## RESOLUTION R2023 - 37

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN AN AMENDMENT TO A DEVELOPMENT AGREEMENT DATED AUGUST 20, 2019 PERTAINING TO PROPERTY LOCATED AT 9800 SOUTH AND REDWOOD ROAD

**WHEREAS**, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the “City”) and is authorized to enter into development agreements that it considers are necessary and appropriate for the use and development of land within the City; and

**WHEREAS**, on or about August 20, 2019, the City entered into a development agreement with Merit Medical Systems, Inc., a Utah corporation (the “Developer”) (the “Agreement”); and

**WHEREAS**, the City and the Developer desire to amend the Agreement to permit changes to the concept plan set forth in the Agreement; and

**WHEREAS**, the City Council of the City of South Jordan has determined that it is in the best interest of the public health, safety and welfare of the City to authorize the Mayor to sign an amendment to the Agreement, making changes to the concept plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Authorization to sign Amendment to Development Agreement.** The City Council hereby authorizes the Mayor to sign the Amendment to the Development Agreement, attached hereto as Exhibit 1.

**SECTION 2. Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**SECTION 3. Effective Date.** This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]



**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney



APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS 19 DAY OF September, 2023 BY THE FOLLOWING VOTE:

YES NO ABSTAIN ABSENT

Patrick Harris	<u>X</u>	_____	_____	_____
Bradley Marlor	<u>X</u>	_____	_____	_____
Donald Shelton	<u>X</u>	_____	_____	_____
Tamara Zander	<u>X</u>	_____	_____	_____
Jason McGuire	<u>X</u>	_____	_____	_____

Mayor:

Dawn R. Ramsey  
Dawn R. Ramsey

Attest:

Anna Crockett  
City Recorder

Approved as to form:

Rae M. Locke

Office of the City Attorney





**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT**

This FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (“Amendment”) is to amend the Development Agreement between the City of South Jordan (the “City”) and Merit Medical Systems, Inc., a Utah corporation (the “Developer”) (“Agreement”) dated August 20, 2019, a copy of which is attached hereto as Exhibit “A.”

The 2019 Agreement between the City and Developer includes a “concept plan” attached as Exhibit “B” to the Agreement. The purpose of this Amendment is to substitute a revised concept plan as a new Exhibit “B,” entirely replacing the Exhibit “B” originally incorporated in the Agreement.

Accordingly, the City and Developer hereby agree that the concept plan, attached hereto as Exhibit “B,” shall replace in its entirety the concept plan originally attached as Exhibit “B” to the 2019 Agreement. As reflected in the changed concept plan, the primary change concerns the change of use of the “west campus” property. However, the City and the Developer agree that the changes reflected in the concept plan, attached hereto as Exhibit “B,” do not require a rezone of the property. All other provisions of the August 20, 2019 Agreement shall remain in force and unchanged.

IN WITNESS WHEREOF, the City and the Developer have executed this Agreement as of the day and year written above.

[SIGNATURE PAGE FOLLOWS]



CITY OF SOUTH JORDAN,  
A Utah municipal corporation

APPROVED AS TO FORM:

\_\_\_\_\_  
Attorney for City of South Jordan

\_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

State of Utah                    )  
  :ss  
County of Salt Lake    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who being by me duly sworn, did say that he/she is the  
\_\_\_\_\_ of South Jordan City, a municipal corporation, and that said instrument was  
signed in behalf of the City by authority of its governing body and said signatory acknowledged  
to me that the City executed the same.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

MERIT MEDICAL SYSTEMS, INC.,  
A Utah Corporation

\_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

State of Utah                    )  
  :ss  
County of Salt Lake    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who being by me duly sworn, did say that he/she is the  
\_\_\_\_\_ of South Jordan City, a municipal corporation, and that said instrument was  
signed in behalf of the City by authority of its governing body and said signatory acknowledged  
to me that the City executed the same.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public



CITY OF SOUTH JORDAN,  
A Utah municipal corporation

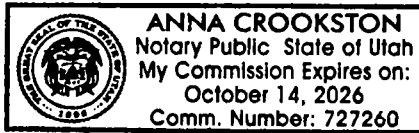
APPROVED AS TO FORM:

[Signature]  
Attorney for City of South Jordan

Dawn R Ramsey  
Title: Mayor  
Date: 09/20/23

State of Utah )  
:ss  
County of Salt Lake )

On this 19 day of September, 2023, personally appeared before me Dawn R Ramsey, who being by me duly sworn, did say that he/she is the Mayor of South Jordan City, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said signatory acknowledged to me that the City executed the same.



Witness my hand and official seal.

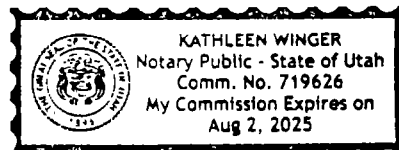
[Signature]  
Notary Public

MERIT MEDICAL SYSTEMS, INC.,  
A Utah Corporation

[Signature]  
Title: CHIEF OPERATING OFFICER  
Date: OCTOBER 24th 2023

State of Utah )  
:ss  
County of Salt Lake )

On this 24th day of October, 2023, personally appeared before me Neil Peterson, who being by me duly sworn, did say that he/she is the COO of South Jordan City, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said signatory acknowledged to me that the City executed the same.



Witness my hand and official seal.

[Signature]  
Notary Public





## Contract Review and Approval

Contract Title/Description: Development Agreement

Contractor/Vendor: Merit Medical Systems, Inc.  
 Contract Begin Date: 08-20-2019 Approved at City Council R2019-35  
 Contract End Date: \_\_\_\_\_  
 Account Number: \_\_\_\_\_  
 Contract Price: \_\_\_\_\_

## Approved as to:

Content: Brad Sanderson 8/20/2019  
 Owner / Project Manager \_\_\_\_\_ Date \_\_\_\_\_  
 Bid Summary Included: Yes ☐ N/A ☐ Emergency exception Document attached ☐  
 Payment remittance required Yes ☐ N/A ☐

Department Director: \_\_\_\_\_  
 Name \_\_\_\_\_ Date \_\_\_\_\_

Form: Todd Sheeran 8/20/2019  
 Attorney for the City \_\_\_\_\_ Date \_\_\_\_\_

Budget: \_\_\_\_\_  
 Finance Officer \_\_\_\_\_ Date \_\_\_\_\_

Office of CM: \_\_\_\_\_  
 Strategic Services Director \_\_\_\_\_ Date \_\_\_\_\_

Assistant City Manager: \_\_\_\_\_  
 ACM \_\_\_\_\_ Date \_\_\_\_\_

## Original Received:

City Recorder: Anna M. West 8.20.2019  
 City Recorder \_\_\_\_\_ Date \_\_\_\_\_

Contract Number: 2019 - 0208

Retention: 20-7 Permanent Retention

Update April 2018



**RESOLUTION R2019-35**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF THE PROPERTY APPROXIMATELY LOCATED AT 9800 SOUTH AND REDWOOD ROAD.**

**WHEREAS**, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the "City") and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

**WHEREAS**, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

**WHEREAS**, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at approximately 9800 South and Redwood Road (the "Property"); and

**WHEREAS**, the City Council of the City of South Jordan (the "City Council") has determined that it is in the best interest of the public health, safety, and welfare of City to enter into a development agreement for the orderly development of the Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Authorization to Sign Development Agreement.** The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

**SECTION 2. Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**SECTION 3. Effective Date.** This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

13058308  
08/23/2019 02:15 PM \$0.00  
Book - 10820 Pg - 2377-2428  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SOUTH JORDAN  
1600 W TOWNE CENTER DR  
SOUTH JORDAN UT 84095-8265  
BY: SSA, DEPUTY - WI 52 P.



APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS 20 DAY OF August, 2019 BY THE FOLLOWING VOTE:

YES NO ABSTAIN ABSENT

Patrick Harris	<u>X</u>	_____	_____	_____
Bradley Marlor	<u>X</u>	_____	_____	_____
Donald Shelton	<u>X</u>	_____	_____	_____
Tamara Zander	<u>X</u>	_____	_____	_____
Jason McGuire	<u>X</u>	_____	_____	_____

Mayor:

Dawn R. Ramsey  
Dawn R. Ramsey

Attest:

Emma M. Weiss  
City Recorder

Approved as to form:

[Signature]  
Office of the City Attorney





## **EXHIBIT 1**

(Development Agreement)



After recording, please send to:

City of South Jordan  
Attn: City Recorder  
1600 West Towne Center Drive  
South Jordan, Utah 84095

Affected Parcel No(s): 27104010140000, 27104010270000, 27104010190000, 27104010260000, 27104020010000, 27103770010000, 27103770290000, 27103770030000, 27103270420000, 27103270100000, 27103270110000, 27103270120000, 27103270370000, 27103270380000, 27103270150000, 27103270170000, 27103270180000, 27103270190000, 27104530630000

## DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the “City”), and Merit Medical Systems, Inc., a Utah corporation (“the Developer”), enter into this Development Agreement (this “Agreement”) and agree as set forth below. This Agreement shall become effective (the “Effective Date”) upon the date this Agreement is signed by both parties. The City and the Developer are jointly referred to as the “Parties”.

## RECITALS

WHEREAS, the Developer is the owner of certain real property identified in attached **Exhibit A** (the “Property”) and intends to develop the Property consistent with the Concept Plan attached as **Exhibit B** which has been approved by the City (the “Concept Plan”); and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code § 10-9a-102(2) *et seq.*, as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the Planning and Land Use Ordinance of South Jordan City; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from its current zoning to Redwood Road Mixed Use-Research and Development Zone (MU-R&D) with the Planned Development (PD) Floating Zone (MU-R&D-PD Zone). A copy of the provisions of the MU-R&D-PD Zone designation in the South Jordan City Code is attached as **Exhibit C**; and

WHEREAS, the Developer and the City acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance the policies goals and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, or contribute to capital



improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council, pursuant to Resolution R2019-35 a copy of which is attached as **Exhibit D**; and

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the South Jordan City Council, in its sole legislative discretion, approves a zone change for the Property to MU-R&D-PD Zone.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

### **TERMS**

1. **Recitals; Definitions.** The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinance of South Jordan City.

2. **Enforceability.** The City and the Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developer relative to the Property shall vest, only if the South Jordan City Council in its sole legislative discretion approves a zone change for the Property to the MU-R&D-PD Zone on or before the date hereof.

3. **Conflicting Terms.** The Property shall be developed in accordance with the requirements and benefits provided for in relation to MU-R&D-PD Zone as of the Effective Date. In the event of a discrepancy between the requirements of the City Code including the MU-R&D-PD Zone, and this Agreement, this Agreement shall control. This Agreement shall supersede the "South Campus" development agreement recorded as entry 12796526, book 10686, pages 5245-5274.

4. **Developer Obligations.**

a. Concept Plan. The Developer shall have the right to construct the development consistent with the Concept Plan and Master Development Plan as set forth in this Agreement and the City Code.

b. Uses.

i. Residential uses are prohibited on the Property.

ii. The following uses, as defined by City Code § 17.18.060 are permitted uses: Assembly, Daycare, Fabrication, Medical/dental office or clinic, Office, Professional services, Restaurant (no drive-thru), and Wholesale and warehouse.

c. Streets and Park Strips. An eight-foot-wide sidewalk is required for new construction along Redwood Road (e.g., existing sidewalks will not be required to be modified unless they are associated with new construction). Park strips shall be a minimum 12-foot-wide and shall be landscaped and maintained with grass or water conserving (water-wise)



landscaping as recommended by the Director of Planning and as approved by the Planning Commission. The Developer shall plant park strip street trees that are spaced every 40 to 45 feet. Exceptions to sidewalk and park strip improvements may be considered and approved by the City Manager.

d. Fencing. In addition to the fencing required by the City Code and this Agreement, the Developer may construct fencing between buildings and streets. If fencing is located between a building and a street it shall be set back at least 15 feet from the street right-of-way and shall be a non-sight-obscuring fence made of decorative wrought iron or simulated wrought iron material.

e. Buffering.

i. Adjoining residential uses or zones shall be buffered by a landscaped area that is at least 20 feet wide. This landscape buffer area shall include a 50/50 mixture of deciduous and non-deciduous trees. Trees shall be placed parallel to residential property lines and spaced evenly to create a continuous canopy along property lines. The Developer shall work with the Planning Department to obtain its recommendation of approval to the Planning Commission.

ii. All exterior lighting shall be directed and shielded downward to minimize outward glare toward adjacent residential properties. Illuminated signage, other than for safety purposes, is prohibited within 100 feet of residential property lines.

iii. At the commencement of construction of each site plan, the Developer shall install a six-foot-tall decorative masonry fence with equal treatment on both sides of the fence (e.g. stain and sealant) along residential property lines that are adjacent to the site plan area. The Developer may increase the height of the masonry fence up to eight feet tall if approved by the Planning Commission as part of site plan approval.

iv. New dumpster enclosures are prohibited within 100 feet of a residential property line.

f. Architecture.

i. Decorative accents and trim made of other materials are permitted based on a positive recommendation from the City's Architectural Review Committee (the "ARC") to the Planning Commission. All building facades shall include architectural relief features that are spaced a minimum of every 60 linear feet. Building facades that do not face a street are not required to have an architectural relief spaced every 60 linear feet if approved by the ARC based on the variety of materials, colors and textures; and the placement of awnings, overhangs, landscaping, or other features that in the opinion of the ARC visually break up large blank walls.

ii. Exterior concrete walls may be painted if high-quality paint is used and reapplied periodically based on manufacturer specifications.



iii. Building Height. Buildings shall not be taller than 65 feet as measured from the average point of existing grade at the nearest portion of the property line adjacent to the Buildings at the time of construction to the top of a building's roof surface or parapet wall. Further, the building height shall not exceed a graduating height envelope, which is defined as a vertical plane from the property line to a height of ten feet and then slanting away from a residential zone at a 45 degree angle. Exhibit E further illustrates this building height restriction and is incorporated herein.

g. Hours of Operation. For the existing South Campus property (as shown in Exhibit F) only, all pick up and deliveries, including waste pick up, are restricted to occur between the hours of 7:00 a.m. and 10:00 p.m.

h. Operations Plan.

i. The purpose of an operations plan is to identify the potential sound, vibration, light, glare, odor, crime, access, traffic, hazardous materials, fire, and environmental impacts generated by a use based on the operational nature, scale, or practices of the use.

ii. The Developer shall submit an operations plan to the City Engineer with each site plan submittal which will be binding on the property during the term of this Agreement. The Planning Commission may only approve the site plan if the City Engineer approves the operations plan.

iii. An operations plan shall include the following information, if applicable:

- 1) date of commencement of operations;
- 2) proposed hours and days of operation;
- 3) a general description of the operation;
- 4) a projection of the number of persons on site (e.g., employees and customers);
- 5) types of accessory uses anticipated;
- 6) hazardous materials to be used or produced on site; and
- 7) all other relevant information to describe the nature, scale, and practices of the establishment.

i. Sound Study.

i. The purpose of a sound study is to determine the potential for detrimental effects from sound generated by the proposed use.



ii. Based on the operations plan for each site plan, the City Engineer has the discretion to commission a sound study at the Developer's expense both before and after construction. The sound study must be prepared by a member of a national acoustical association (i.e., National Council of Acoustical Consultants, Acoustical Society of America, or Institute of Noise Control Engineering) or an expert consultant with demonstrated experience and capacity as determined by the City Engineer. The sound study shall include information and a recommendation as to compliance with Salt Lake County health department and City noise regulations as of the date of the time of application.

j. Traffic Study.

i. The purpose of a traffic study is to identify the extent of traffic impacts generated by a use on transportation system capacity, level of service, and safety.

ii. Based on the operations plan for each site plan, the City Engineer has the discretion to commission a traffic study from a licensed professional engineer at the Developer's expense. The fee for the traffic study shall be paid prior to the commencement of the study. The City Engineer may require changes to the site plan prior to construction to mitigate materially adverse impacts beyond those typically allowed by the Zone, identified by the traffic study.

k. Minor Changes. The Director of Planning, after conferring with the City Manager, may approve minor modifications to the Developer Obligations in this Section which are necessary or advantageous in facilitating more desirable function and aesthetics of the Project.

5. **City Obligations.**

a. Development Review. The City shall review development of the Property in a timely manner, consistent with the City's routine development review practices and in accordance with all applicable laws and regulations.

6. **Vested Rights and Reserved Legislative Powers.**

a. Vested Rights. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Property in accordance with: (i) the MU-R&D Zone (Exhibit C); (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

b. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property



shall be of general application to all development activity in the City and Salt Lake County (the "County"); and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute

7. **Term.** This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this agreement shall not extend further than a period of 10 years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

8. **General Provisions.**

a. **Notices.** All Notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City: City of South Jordan  
Attn: City Recorder  
1600 West Towne Center Drive  
South Jordan, Utah 84095

If to Developer: Merit Medical Systems, Inc.  
Attn: Chief Legal Officer  
1600 W Merit Parkway  
South Jordan, UT 84095

b. **Mailing Effective.** Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

c. **No Waiver.** Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

d. **Headings.** The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

e. **Authority.** The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have



been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Developer represents to the City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

f. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

g. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

h. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

i. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

j. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

k. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

l. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.



m. No Third Party Rights. The obligations of the Developer and the City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

n. Assignment. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developer shall provide the City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

o. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

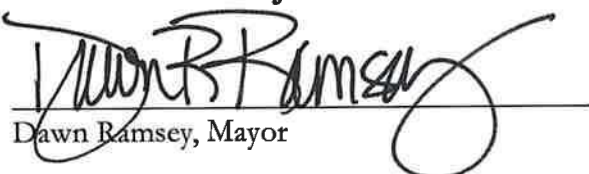
IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

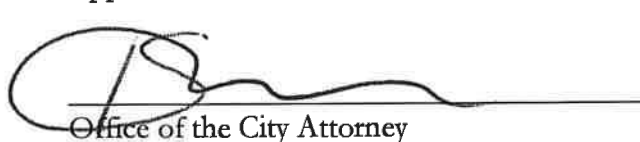
[SIGNATURE PAGE FOLLOWS]



## CITY OF SOUTH JORDAN

Approved as to form:

  
 Dawn Ramsey, Mayor

  
 Office of the City Attorney

State of Utah )  
 :ss  
 County of Salt Lake )

On this 20 day of August, 20 19, personally appeared before me Dawn Ramsey, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he is the Mayor, of the City of South Jordan, a Utah municipal corporation, and said document was signed by him in behalf of said municipal corporation by authority of the South Jordan City Code by a Resolution of the South Jordan City Council, and he acknowledged to me that said municipal corporation executed the same.

  
 Notary Public



MERIT MEDICAL SYSTEMS, INC.



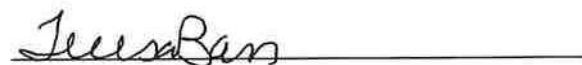
By: FRED LampropoulosIts Chairman and CEOState of Utah)

)ss.

County of Salt Lake)

The foregoing instrument was acknowledged before me this 13 day of AUGUST, 20 19, by Fred Lampropoulos (name), its Chairman and CEO (title) of Merit Medical Systems, Inc. (entity).



  
 Notary Public  
 my commission expires: OCT. 17, 2021



**Exhibit A**

(Affected Property)

**MAIN CAMPUS PARCEL NUMBERS**

27104010140000  
27104010270000  
27104010190000  
27104010260000  
27104020010000

**SOUTH CAMPUS PARCELS NUMBERS**

27103770010000  
27103770290000  
27103770030000

**WEST CAMPUS PARCELS NUMBERS**

27103270420000  
27103270100000  
27103270110000  
27103270120000  
27103270370000  
27103270380000  
27103270150000  
27103270170000  
27103270180000  
27103270190000

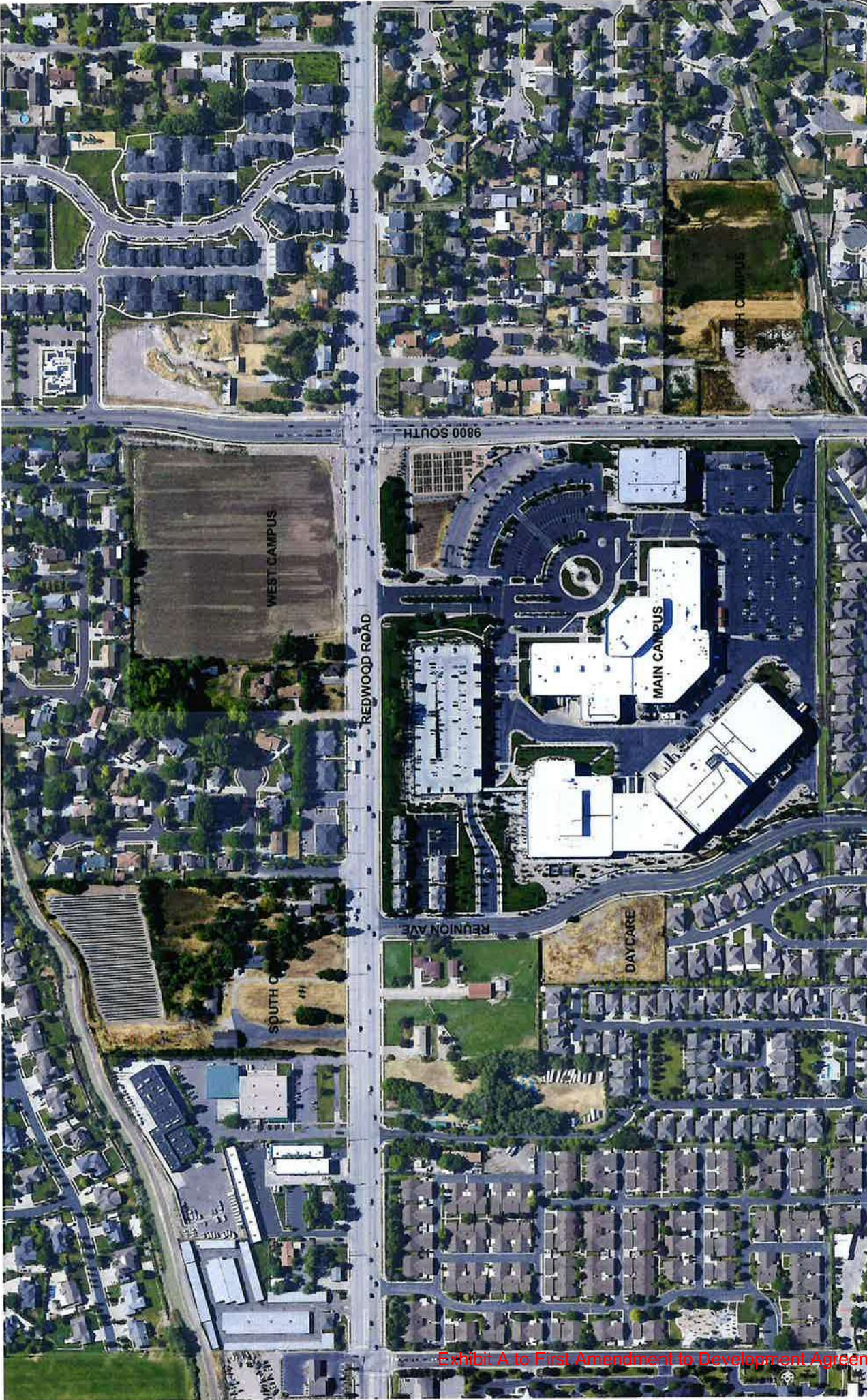
**REUNION PROPERTY PARCEL NUMBERS**

27104530630000



**Exhibit B**  
(Concept Plan)





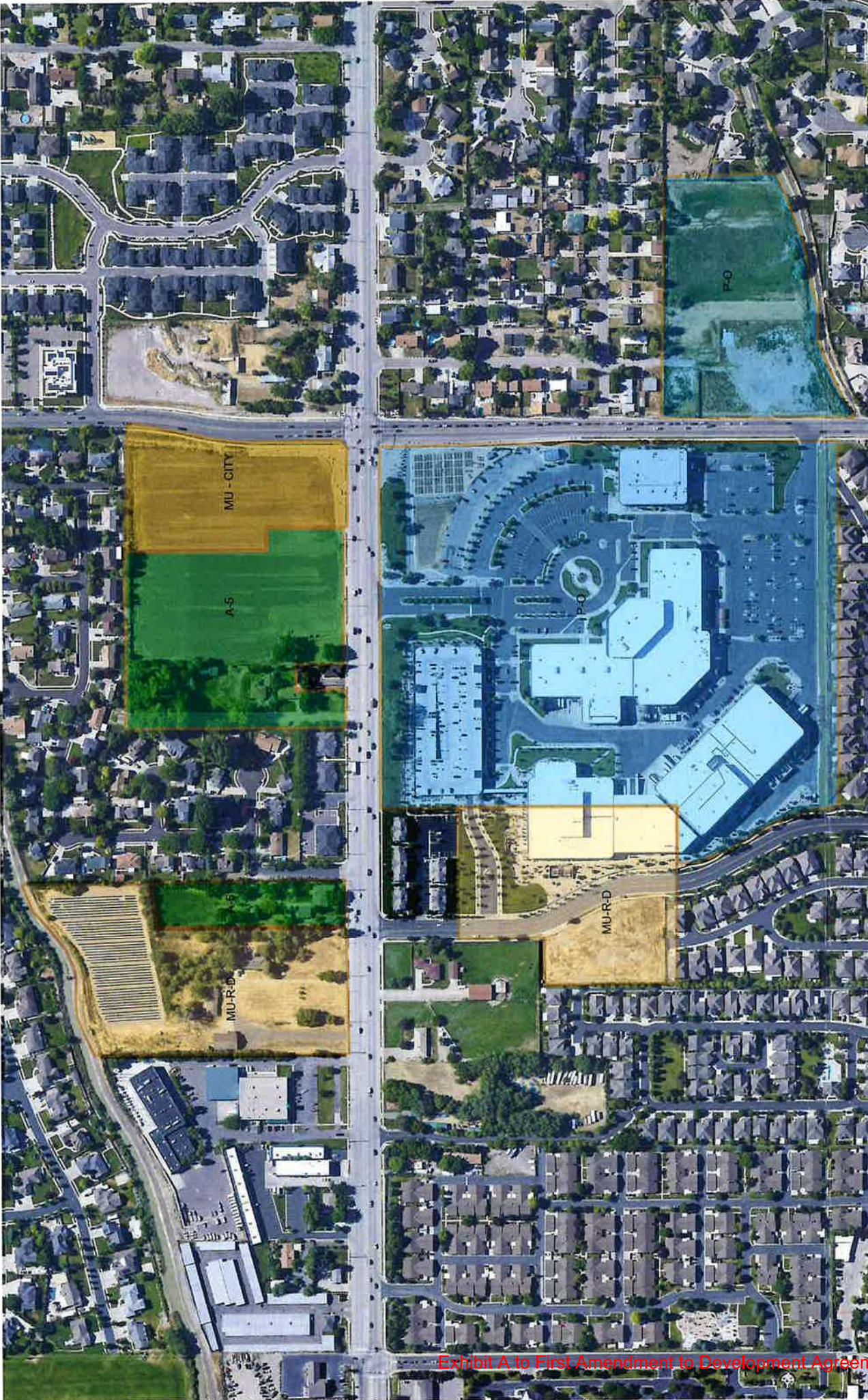
**MERIT MEDICAL EXISTING SITE CONDITION**

APRIL 2019

Item H.9.















**MERIT MEDICAL FUTURE SITE MASTERPLAN**

APRIL 2019



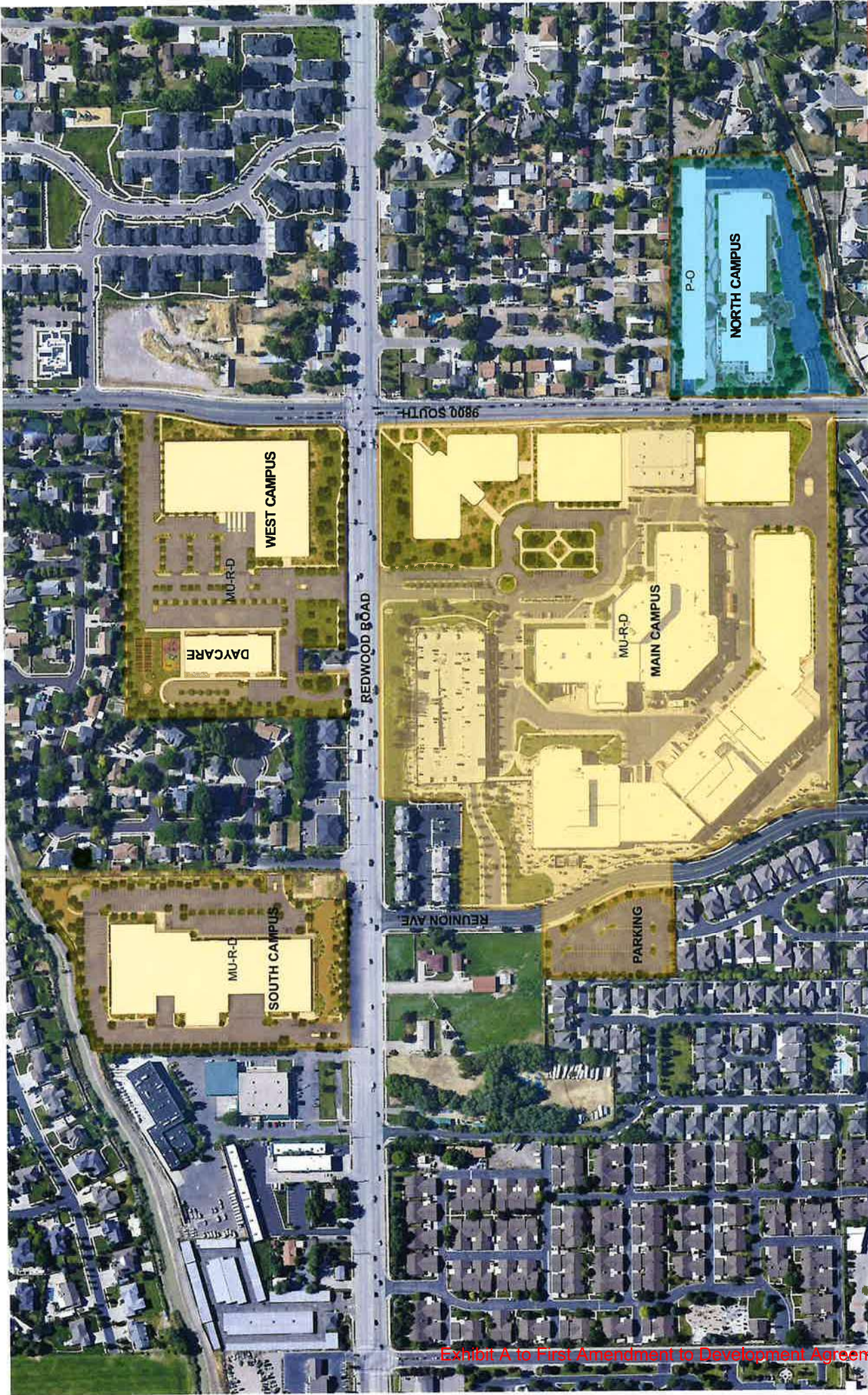
Item H.9.





APRIL 2019

MERIT MEDICAL FUTURE ZONING





APRIL 2019

# MERIT MEDICAL CIRCULATION PLAN







**MERIT MEDICAL LIGHTING PLAN**

APRIL 2019

Item H.9.



APRIL 2019

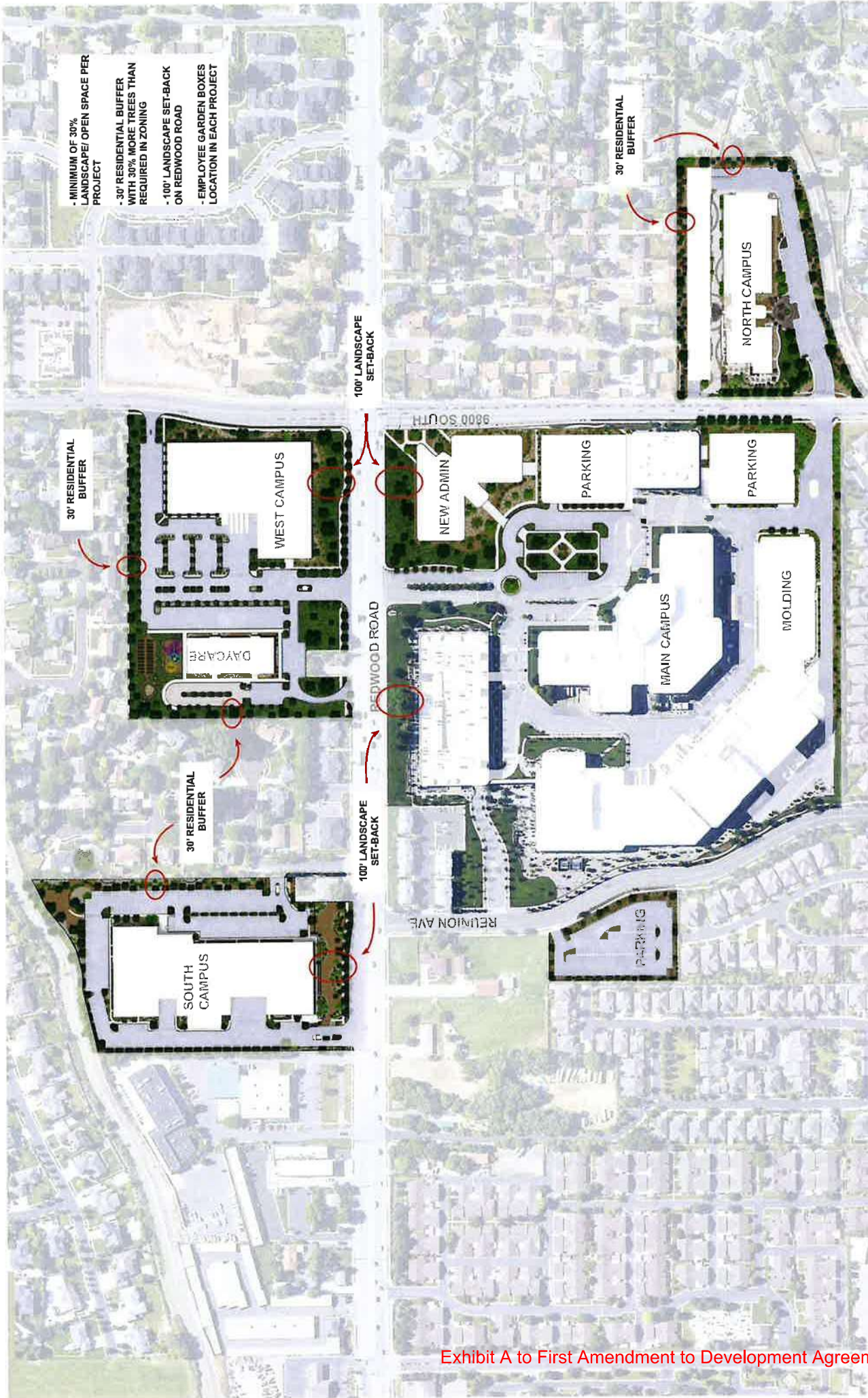
MERIT MEDICAL SIGNAGE LOCATION PLAN





APRIL 2019

# MERIT MEDICAL LANDSCAPING AND OPEN SPACE







Item H.9.

JULY 2019

**MERIT MEDICAL SOUTH CAMPUS**

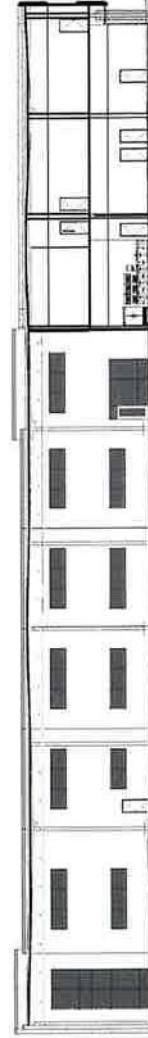
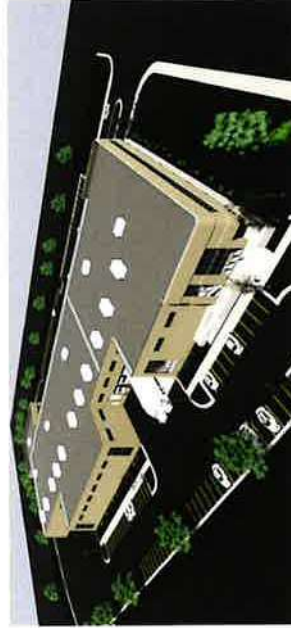






## Project Details

113,785 sq.ft.  
 385,457 sq.ft. / 8.8 Acres  
 227  
 106,146 sq.ft. / 2.44 Acres  
 Building Distance To  
 North Lot Line-  
 130 feet  
 Building Distance From  
 South Lot Line-  
 100 Feet  
 -NEW BUILDING TO MATCH EXISTING MAIN CAMPUS  
 -MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL  
 -VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS  
 -MECHANICAL UNITS SCREENED  
 -SECURITY PROVIDED

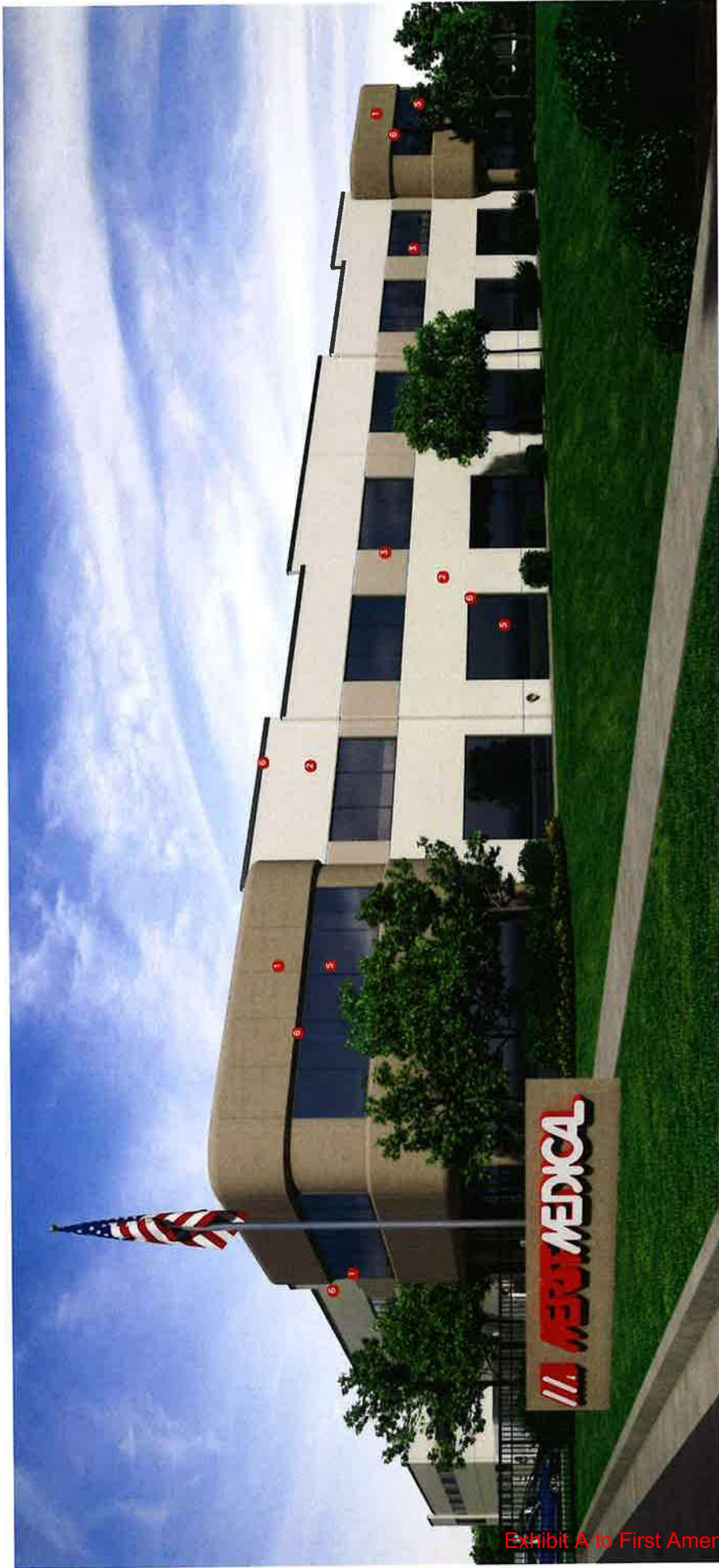


MERIT MEDICAL SOUTH CAMPUS

JULY 2019

Item H.9.





MATERIAL TYPES:

- 

1

STONE'S BEIGE ON EXTERIOR WALLS AND CONCRETE TO MATCH EXISTING BUILDINGS



2

PAINTED TILT-UP CONCRETE PANEL WITH SHERWIN WILLIAMS 6072 VERSATILE GRAY



3

PAINTED TILT-UP CONCRETE PANEL WITH FLUTED FORMLINER, SHERWIN WILLIAMS 6074 SPALDING GRAY



4

EXPOSED CONCRETE SURFACE SEALED FINISH FOR PARKING STRUCTURE



5

PRECAST CONCRETE PANELS FOR ADMINISTRATION FACADE



6

SUPERNEUTRAL LOW-E GRAY GUARDIAN GLASS



7

DARK BRONZE EXTERIOR BREAK METAL AND WINDOW FRAMES



8

PASSIVATED A360 STAINLESS STEEL RAILINGS



9

KALWALL ROOFING OVER BRIDGES





JULY 2019

**MERIT MEDICAL WEST CAMPUS**







## Project Details

- Total Building Area- 250,00 sq. ft.
- Total Site Area- 1,600,958 sq. ft. / 11 Acres
- Total Stalls Provided- 416
- Total Landscaping Area- 175,748 sq. ft. / 4 Acres
- Building Distance To North Lot Line- 30 feet
- Building Distance From South Lot Line- 400 Feet
- NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
- MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
- VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
- MECHANICAL UNITS SCREENED
- SECURITY PROVIDED



**MERIT MEDICAL WEST CAMPUS**

JULY 2019

Item H.9.





MATERIAL TYPES:

- |   |   |   |   |   |  |   |   |   |
|---|---|---|---|---|--|---|---|---|
|  |  |  |  |  |  |  |  |  |
| 1   | 2   | 3   | 4   | 5   | 6  | 7   | 8   | 9   |





APRIL 2019

MERIT MEDICAL ADMINISTRATION







## Project Details

100,000 sq.ft.

200,000 sq.ft. / 4.5 Acres

500

90,000 sq.ft. / 2 Acres

30 feet

100 Feet

Total Building Area-

Total Site Area-

Total Stalls Provided-

Total Landscaping Area-

Building Distance To

North Lot Line-

Building Distance From

South Lot Line-

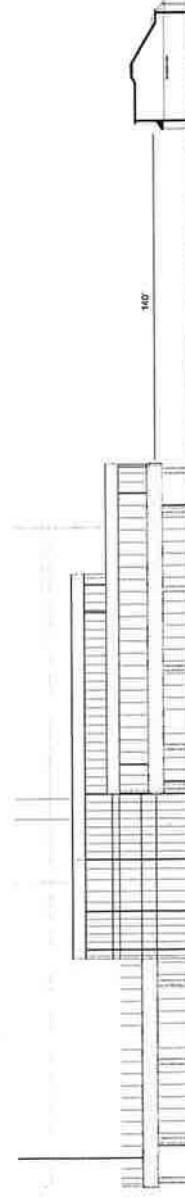
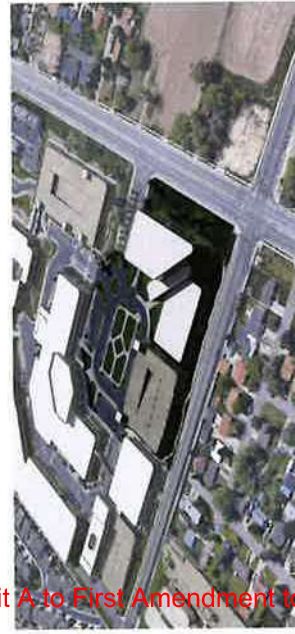
-NEW BUILDING TO MATCH EXISTING MAIN CAMPUS

-VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS

-MECHANICAL UNITS SCREENED

-CAMPUS SECURITY

-GRADUATED BUILDING HEIGHT



**MERIT MEDICAL ADMINISTRATION**

APRIL 2019

Item H.9.





MATERIAL TYPES:

- 1. STONE'S BEIGE ON EXTERIOR WALLS AND TO MATCH EXISTING BUILDINGS
- 2. PAINTED TILT UP CONCRETE PANEL WITH SHERWIN WILLIAMS 6072 VERSATILE GRAY
- 3. PAINTED TILT UP CONCRETE PANEL WITH FLUTED FORMLINER, SHERWIN WILLIAMS 6074 SPALDING GRAY
- 4. EXPOSED CONCRETE SURFACE SEALED FINISH FOR PARKING STRUCTURE
- 5. PRE-CAST CONCRETE PANELS FOR ADMINISTRATION FACADE
- 6. SUPERNEUTRAL LOW-E GRAY GUARDIAN GLASS
- 7. DARK BRONZE EXTERIOR BREAK METAL AND WINDOW FRAMES
- 8. PASSIVAED A360 STAINLESS STEEL RAILINGS
- 9. KAL WALL ROOFING OVER BRIDGES





APRIL 2019

**MERIT MEDICAL MOLDING EXPANSION**



**PARKING  
GARAGE**

**MOLDING BUILDING EXPANSION**

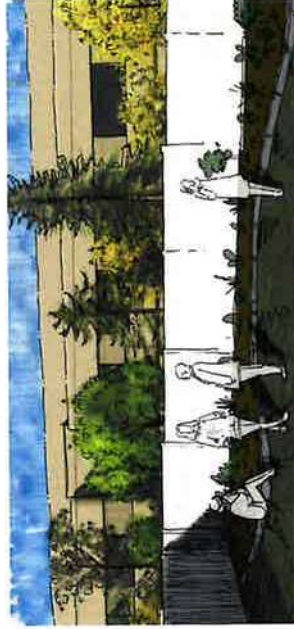




## Project Details

Total Building Area- 100,00 sq.ft.  
 Total Site Area- 200,000 sq.ft. / 4.5 Acres  
 Total Stalls Provided- 700  
 Total Landscaping Area- 40,000 sq.ft. / 1 Acres  
 Building Distance To North Lot Line- 30 feet  
 Building Distance From South Lot Line- 70 Feet

- NEW BUILDING TO MATCH EXISTING MAIN CAMPUS
- MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
- VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
- MECHANICAL UNITS SCREENED
- SECURITY PROVIDED
- GRADUATED BUILDING HEIGHT



**MERIT MEDICAL MOLDING EXPANSION**

APRIL 2019

Item H.9.





MATERIAL TYPES:

- 

STONE ON EXISTING CONCRETE BUILDINGS
- 


PAINTED TILT-UP CONCRETE PANEL, SHERWIN WILLIAMS 6072 VERSATILE GRAY
- 

PAINTED TILT-UP CONCRETE PANEL WITH VERTICAL GROOVES, SHERWIN WILLIAMS 6074 SPALDING GRAY
- 

EXPOSED CONCRETE FINISH FOR PARKING STRUCTURE
- 

PRECAST CONCRETE PANELS FOR ADMINISTRATION FACADE
- 

SUPERNEUTRAL LOW-E GRAY GUARDIAN GLASS
- 

DARK BRONZE EXTERIOR BREAK METAL AND WINDOW FRAMES
- 

PASSIVATED A360 STAINLESS STEEL RAILINGS
- 

KALWALL ROOFING OVER BRIDGES



APRIL 2019



MATERIAL TYPES:

- |   |   |   |   |   |  |   |   |   |  |
|---|---|---|---|---|--|---|---|---|--|
|  |  |  |  |  |  |  |  |  |  |
| 1   | 2   | 3   | 4   | 5   | 6  | 7   | 8   | 9   |  |

# MERIT MEDICAL MOLDING EXPANSION MATERIAL BOARD





## Exhibit C

(Mixed Use-Research and Development Zone Ordinance)

### Chapter 17.54 REDWOOD ROAD MIXED USE (MU) ZONES

- 17.54.010: PURPOSE:
- 17.54.020: ZONING MAP DESIGNATIONS:
- 17.54.030: USES:
- 17.54.040: SITE PLAN/PLAT APPROVAL:
- 17.54.050: ZONE AND PROJECT AREA:
- 17.54.060: LOT FRONTAGE, WIDTH AND COVERAGE:
- 17.54.070: YARD REQUIREMENTS:
- 17.54.080: OPEN SPACE:
- 17.54.090: MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE:
- 17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R&D) ZONE:
- 17.54.110: MU-CITY CENTER (MU-CITY) ZONE:
- 17.54.120: MU-HISTORIC AND LANDMARK (MU-HIST) ZONE:
- 17.54.130: MU-COMMUNITY CENTER (MU-COMM) ZONE:
- 17.54.140: MU-SOUTH CENTER (MU-SOUTH) ZONE:
- 17.54.150: MU-SOUTH GATEWAY (MU-SGATE) ZONE:
- 17.54.160: LANDSCAPING:
- 17.54.170: ARCHITECTURAL STANDARDS:
- 17.54.180: PARKING AND ACCESS:
- 17.54.190: FENCING, SCREENING AND CLEAR VISION:
- 17.54.200: LIGHTING:
- 17.54.210: OTHER REQUIREMENTS:
- 17.54.220: MAP:

#### 17.54.010: PURPOSE:

The Redwood Road mixed use (MU) zones are established to implement the land use element of the general plan and the Redwood Road centers map, as amended, which is included for reference in this chapter. The purpose of the MU zones is to establish unique and distinct districts in a succession of nodes along the Redwood Road corridor. These districts are defined by separate classes of uses and development standards which identify the character of the individual districts. The allowed uses and standards applicable to each district are set forth in this chapter and are intended to create a distinctive identity representative of the city's quality of life. The MU zones will encourage orderly, aesthetically pleasing development and a balance of uses while discouraging strip commercial with its attendant congestion, pollution and visual blight. (Ord. 2016-05, 5-3-2016)

#### 17.54.020: ZONING MAP DESIGNATIONS:

The MU zones shall be established according to the boundary of the individual center indicated on the "Redwood Road centers" map and according to the land uses designated on the general plan land use plan map, as adopted or amended by the city council. The MU zones shall be noted as follows on the official zoning map of the city:

MU-Ngate	Mixed use-north gateway zone
MU-R&D	Mixed use-research and development zone
MU-City	Mixed use-city center zone
MU-Hist	Mixed use-historic and landmark zone
MU-Comm	Mixed use-community center zone
MU-South	Mixed use-south center zone
MU-Sgate	Mixed use-south gateway zone

(Ord. 2016-05, 5-3-2016)



**17.54.030: USES:**

Uses may be conducted in the MU zones only in accordance with the following regulations:

- A. Only allowed permitted, conditional or accessory uses as set forth in this chapter may be conducted in the MU zones. A conditional use permit must be obtained prior to the establishment of a conditional use. Sexually oriented businesses are prohibited in the MU zones.
- B. All uses established in the MU zones shall be conducted within completely enclosed buildings, except those uses deemed, through conditional use approval, to be customary "outdoor" uses such as recreation, garden nursery, lumberyards or other similar uses.
- C. Accessory uses and buildings are permitted in the MU zones only in conjunction with allowed permitted and conditional uses. Accessory uses include, but are not limited to, parking areas, utility and loading areas and other buildings and activities which are incidental and subordinate to the permitted or conditional use on the premises. Accessory buildings in residential developments shall meet requirements for residential zones found elsewhere in this title.
- D. There shall be no open storage of trash, debris, used, wrecked or neglected materials, equipment or vehicles in MU zones. No commercial materials, goods or inventory may be stored in open areas in MU zones, except for temporary display items which are removed daily and which may be located only on private property no closer than ten feet (10') from any public right of way. No more than twelve (12) small party balloons and six (6) weatherproof placards, each not exceeding two feet (2') square per business, may be attached to the displays and shall be removed daily with the displays. All other signs and devices are prohibited. Outdoor storage of inventory or products such as firewood, water softener salt, garden supplies and building materials is permitted only in screened areas approved for such purpose with site plan review.
- E. No vehicle, boat or trailer, or parts thereof, which is in a wrecked, junked, dismantled, inoperative or abandoned condition, attended or not, may be parked or stored in MU zones for longer than seventy two (72) hours unless stored within a completely enclosed building or opaque fence enclosure which completely obscures said vehicle or parts from public view. No more than two (2) such vehicles may be so stored on a lot in MU zones. No commercial vehicles such as earthmoving or material handling equipment, semitrucks or trailers or any commercial truck, trailer or vehicle may be stored in MU zones for longer than seventy two (72) hours, except in conjunction with an approved use or approved development or construction activities on the property.
- F. Watercraft, trailers, campers, motor homes and other utility or recreational vehicles shall be stored within lawfully constructed buildings or behind the front line of the main building on the lot or parcel in an MU zone, except that said vehicles may be stored temporarily in front or street side yards for no longer than seventy two (72) hours. Recreational and utility vehicles may be stored permanently in the street side yard of a corner lot only if stored completely behind the front line of the main building and at least eight feet (8') from the street right of way line and if enclosed with a six foot (6') high solid vinyl or masonry fence. Travel trailers, campers and motor homes may not be occupied as living quarters in MU zones, except that a vehicle owned by a guest of the resident may be stored and occupied in the required front yard or side yard of the permanent dwelling for no more than seven (7) days per calendar year.
- G. Home occupations may be licensed in any residence in MU zones according to provisions of chapter 17.98 of this title. Home occupation daycare or schooling not exceeding six (6) attendees may only be allowed with a conditional use permit.
- H. Religious activities may be allowed in MU zones with approval of a conditional use permit. (Ord. 2016-05, 5-3-2016)

**17.54.040: SITE PLAN/PLAT APPROVAL:**

All uses proposed in the MU zones shall be established in conjunction with an approved conditional use permit, site plan, subdivision plat or condominium map. Procedures and requirements of this title and title 16 of this code concerning site plan, condominium map and plat approval shall be followed in the preparation and review of developments proposed in the MU zones. All uses shall be conducted according to the approved site plan, condominium map or plat and any conditions of approval. Site plans or plats may be altered according to procedures set forth in title 16 of this code. (Ord. 2016-05, 5-3-2016)

**17.54.050: ZONE AND PROJECT AREA:**

The minimum area of any MU zone shall be five (5) acres. The minimum area of any project in the MU zones shall be five (5) acres. "Project" shall be defined as any residential, commercial, institutional, office or mixed use development for which preliminary plat, map or site plan approval has been proposed or granted. If a project is proposed to be smaller than five (5) acres, a concept plan shall be prepared according to section 16.24.030 of this code with the involvement of the neighboring property owners and submitted for review by the planning commission. The concept plan shall facilitate future coordination of land use, access, parking, landscaping and building placement between the parcel proposed for development and neighboring parcels. The area for which the concept plan shall be prepared will be determined by the community development department but shall include, at a minimum, all parcels within five hundred feet (500') of the subject parcel. After reviewing the concept plan, the planning commission may authorize the developer to proceed with the site plan application according to the concept plan, require modifications to the concept plan before proceeding with the site plan or reject the concept plan. If the applicant proceeds with the site plan application, the concept plan may be considered by the planning commission in



approving or denying the site plan for the project. Any project under five (5) acres in area shall be a conditional use in the MU zones. (Ord. 2016-05, 5-3-2016)

#### 17.54.060: LOT FRONTAGE, WIDTH AND COVERAGE:

- A. No minimum lot width is required for lots in MU zones, except for single-family lots developed to R-2.5 standards which shall have a minimum width of ninety feet (90') measured at the minimum front yard setback at a point which corresponds to the midpoint of the front lot line.
- B. Each lot developed to R-2.5 standards shall abut the right of way line of a public street a minimum distance of ninety feet (90'), except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right of way a minimum distance of fifty feet (50').
- C. All developments not meeting R-2.5 standards shall abut a public street a minimum distance of one hundred fifty feet (150').
- D. Side property lines shall be within five degrees (5°) of perpendicular to the front lot line.
- E. No maximum lot coverage by buildings is required in the MU zones, except for single-family (R-2.5 standards) residential development, in which case the maximum lot coverage shall be forty percent (40%). (Ord. 2016-05, 5-3-2016)

#### 17.54.070: YARD REQUIREMENTS:

The following minimum yard areas are required in the MU zones. The "project perimeter" yard area shall be measured from the exterior boundary of the preliminary plat or site plan. Yard requirements for self-storage facilities shall be determined with development review. Yards indicated as "landscaped" shall be landscaped with lawn, trees, shrubs or other plant material, except for necessary driveways and walkways.

##### A. Single-family residential (R-2.5 zone standards):

Front	30	feet (landscaped)
Side	10	feet
Corner lot street side	30	feet (landscaped)
Collector street side	35	feet
Rear	25	feet
Corner lot rear	10	feet
Collector street rear	35	feet

##### B. Office and institutional:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	0	feet
Project perimeter adjacent to retail use	5	feet (landscaped)
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential or agricultural use	10	feet (landscaped)
Between buildings	20	feet (landscaped, may be partially paved)

##### C. Retail:

Front and street side	20	feet (landscaped)
Project perimeter adjacent to office use	5	feet (landscaped)



Project perimeter adjacent to retail use	0	feet
Project perimeter adjacent to multi-family residential use	10	feet (landscaped)
Project perimeter adjacent to single-family residential use	15	feet (landscaped)
Between buildings	0	feet

- D. The minimum side and rear landscaped yards for office and retail buildings or structures adjacent to residential or agricultural zones or uses shall be an additional foot for each foot of building height over twenty five feet (25'). The minimum setback from property lines for accessory buildings and structures exceeding twelve feet (12') in height shall be increased by one foot (1') for each foot of height in excess of twelve feet (12'). At least fifty percent (50%) of additional required yard areas shall be landscaped.
- E. Projections into required yard areas shall be regulated according to the respective residential (R-1.8, R-2.5, R-3, R-M), commercial (C-C, C-N), industrial (C-I) and office (P-O) requirements found elsewhere in this title.
- F. Should an adjacent property have a future land use designation that is commercial, office or industrial, the required minimum interior side and/or rear yard may be reduced if approved by the planning commission with site plan review. (Ord. 2016-05, 5-3-2016)

#### 17.54.080: OPEN SPACE:

Open space is landscaped area, including required landscaped yard areas. Open space may include recreational improvements, including sports courts, swimming pools and walking paths. All open spaces shall be preserved and properly maintained by the owners. A perpetual open space easement or common area shall be recorded for developments by an owners' association with power to assess and collect fees for maintenance. Open space requirements for self-storage facilities shall be determined with development review. The following minimum landscaped open spaces shall be provided in the MU zones:

Multi-family residential	16 percent of gross area
Office, plant or institutional	30 percent of gross area
Retail	None
Single-family residential (R-2.5 zone standards)	None

(Ord. 2016-05, 5-3-2016)

#### 17.54.090: MIXED USE-NORTH GATEWAY (MU-NGATE) ZONE:

- A. Purpose: The mixed use-north gateway zone (MU-Ngate) is established to encourage primarily residential development which is representative of the residential character and lifestyle of the city. This zone will serve to identify and distinguish the city at the north boundary on Redwood Road.
- B. Permitted Uses: The following use may be conducted in the MU-Ngate zone:
- Single-family residential development R-2.5 standards.
- C. Conditional Uses: The following uses may be allowed in the MU-Ngate zone with approval of a conditional use permit:
- Active parks, recreation facilities.
  - Group daycare.
  - Medical or dental office.
  - Office or commercial PUD or condominium, minimum five (5) acres.
  - Office service.
  - Passive parks.



Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

#### **17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R&D) ZONE:**

A. Purpose: The mixed use-research and development zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the city for business and research facilities which promotes the use, open space and architectural standards of the community.

B. Permitted Uses: The following uses may be conducted in the MU-R&D zone:

Office service.

Research and development facilities.

C. Conditional Uses: The following uses may be allowed in the MU-R&D zone with approval of a conditional use permit:

Group daycare.

High tech light manufacturing, warehousing and distribution.

Office PUD or condominium, minimum five (5) acres.

Offices with customers on the premises.

Project smaller than five (5) acres.

Public or quasi-public uses.

Residential with attached or detached single-family dwellings, not stacked, maximum five (5) units per acre, minimum twenty (20) acres. (Ord. 2016-05, 5-3-2016)

#### **17.54.110: MU-CITY CENTER (MU-CITY) ZONE:**

A. Purpose: The mixed use-city center zone (MU-City) is established to provide a centralized retail hub within the 10400 South Redwood Road vicinity. This center will help to meet the routine retail and service needs of local residents and motorists. Development should be geared toward commerce and demonstrate the high architectural standards of the city. "Postmodern" architectural style is encouraged in building design.

B. Permitted Uses: The following uses may be conducted in the MU-City zone:

Health, beauty and fitness services.

Offices with customers on the premises.

Retail uses.

C. Conditional Uses: The following uses may be allowed in the MU-City zone with approval of a conditional use permit:

Active parks, recreation facilities.

Assisted living centers, maximum two (2) stories.

Automotive repairs entirely within enclosed buildings, maximum total of two (2) acres in the MU-City zone (no outside storage of parts, supplies, equipment or damaged vehicles).

Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs (no outside storage of parts, supplies or equipment).

Banks, credit unions, financial institutions.



Bed and breakfast inn.

Business services.

Care centers, maximum two (2) stories.

Cultural facilities.

Drive-through facilities for allowed uses.

Educational and training activities.

Entertainment, amusement.

Equipment and appliance light repairs and service enclosed within a building.

Fast food with no eating accommodations.

Gas stations, convenience stores.

Group daycare center.

Laundry.

Lumber, building materials and landscaping retail sales yards.

Office or commercial PUD or condominium, minimum five (5) acres.

Office service.

Passive parks.

Pharmacy.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Restaurants.

Self-storage facilities, maximum total of three (3) acres in the MU-City zone. (Ord. 2016-05, 5-3-2016)

#### **17.54.120: MU-HISTORIC AND LANDMARK (MU-HIST) ZONE:**

A. Purpose: The Mixed Use-Historic and Landmark Zone (MU-Hist) is established to preserve the historic and cultural heritage of the City while providing limited residential, commercial and office opportunities. Uses established in the MU-Hist Zone will reflect and be sensitive to the historic nature of this zone. Buildings should reflect the historic architecture of the State, possibly implementing Victorian characteristics. Historic buildings and sites shall be preserved as required by the City Council.

B. Permitted Uses: The following uses may be conducted in the MU-Hist Zone:

Bed and breakfast lodging.

Minor retail uses.

Restaurants.

C. Conditional Uses: The following uses may be allowed in the MU-Hist Zone with approval of a conditional use permit:

Active parks, recreational activities.

Cultural facilities.



Minor business services.

Office or commercial PUD or condominium, minimum five (5) acres.

Office service.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

#### **17.54.130: MU-COMMUNITY CENTER (MU-COMM) ZONE:**

A. Purpose: The Mixed Use-Community Center Zone (MU-Comm) is established to encourage centralized civic facilities with supporting and compatible office and commercial development. This zone should be characterized by a campuslike environment with pedestrian amenities.

B. Permitted Uses: The following uses may be conducted in the MU-Comm Zone:

Cultural facilities.

Office service.

Restaurants.

Retail business.

C. Conditional Uses: The following uses may be allowed in the MU-Comm Zone with approval of a conditional use permit:

Active parks, recreational facilities.

Buildings for religious activities.

Drive-through service.

Group daycare.

Health, beauty and fitness services.

Office or commercial PUD or condominium, minimum five (5) acres.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Schools. (Ord. 2016-05, 5-3-2016)

#### **17.54.140: MU-SOUTH CENTER (MU-SOUTH) ZONE:**

A. Purpose: The Mixed Use-South Center Zone (MU-South) is established to provide a retail hub at the 11400 South intersection. This center will help to meet the routine retail and service needs of residents in this vicinity and motorists passing through this major intersection. Development will be geared toward commerce and demonstrate the high architectural standards of the City. An equestrian theme is desired both in uses and architecture.

B. Permitted Uses: The following uses may be conducted in the MU-South Center Zone:

Health, beauty and fitness services.

Offices with customers on the premises.



Restaurants.

Retail uses.

C. Conditional Uses: The following uses may be allowed in the MU-South Center Zone with approval of a conditional use permit:

Active parks, recreational facilities.

Automotive repairs entirely within enclosed buildings, maximum total of three (3) acres in the MU-South Zone. No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed.

Automotive services, including lube, tune up, wash, inspection, tires, mufflers, minor repairs. No outside storage of parts, supplies, equipment or damaged vehicles visible from the street or from adjacent properties is allowed.

Banks, credit unions, financial institutions.

Bed and breakfast lodging.

Business services.

Cultural facilities.

Drive-through service.

Educational and training activities.

Entertainment, amusement.

Equipment and appliance light repairs and service enclosed within a building.

Fast food with no eating accommodations.

Gas stations, convenience stores.

Group daycare center.

Laundry.

Lumber, building materials and landscaping retail sales yards.

Office or commercial PUD or condominium.

Office service.

Passive parks.

Pharmacy.

Project smaller than five (5) acres.

Public or quasi-public facilities.

Self-storage facilities, maximum total of three (3) acres in the MU-South Zone. (Ord. 2018-02, 4-3-2018)

#### **17.54.150: MU-SOUTH GATEWAY (MU-SGATE) ZONE:**

A. Purpose: The Mixed Use-South Gateway Zone (MU-Sgate) is established to encourage primarily office development which is representative of the character and lifestyle of the City. This zone will serve to identify and distinguish the City at the south boundary on Redwood Road. Architecture should be residential in scale and flavor.

B. Permitted Uses: The following use may be conducted in the MU-Sgate Zone:

Office service.



C. Conditional Uses: The following uses may be allowed in the MU-Sgate Zone with approval of a conditional use permit:

Active parks, recreation facilities.

Group daycare.

Office or commercial PUD or condominium.

Passive parks.

Project smaller than five (5) acres.

Public or quasi-public facilities. (Ord. 2016-05, 5-3-2016)

#### 17.54.160: LANDSCAPING:

A. The following landscaping requirements shall apply in the MU zones:

1. Single-family residential: The front and side yards of single-family lots shall be landscaped and properly maintained with grass, trees and other plant material unless otherwise approved with a conditional use permit.
2. Multi-family residential: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass and two inch (2") or larger caliper deciduous trees in public park strips.
3. Office, plant or institution: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass and two inch (2") or larger caliper deciduous trees in public park strips.
4. Retail business: Grass, shrubs, ground cover, two inch (2") or larger caliper deciduous trees, seven feet (7') or taller evergreen trees; grass in public park strips.

B. Areas of a development that are not covered by paving or buildings shall be landscaped. All required landscaping in yard areas and open spaces, except in R-2.5 developments, shall be installed or escrowed (due to weather) prior to occupancy.

C. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners unless otherwise allowed with development approval.

D. Trees may not be topped nor may any landscape material be removed without city approval unless replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

E. Curbed planters with two inch (2") or larger caliper shade trees and grass, shrubs or ground cover shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.

F. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.

G. In commercial and institutional developments, minimum five foot (5') landscaped planters shall be provided along the street sides of buildings except at building entrances or drive-up windows. In office developments, said planters shall be provided around the entire building except at building entrances or drive-up windows.

H. All landscaped areas other than in single-family residential developments shall be separated from driveways and parking areas with minimum four inch (4") high curbs.

I. Minimum three (3) to four foot (4') high berms or hedges shall be provided in landscaped areas between public streets and parking areas of developments in the MU zones. Berms or hedges are not required where the entire area, excluding walkways, between the public street and a building is landscaped.

J. Trees shall be planted on private property, except in R-2.5 developments, at the minimum rate of one per seven hundred (700) square feet of required landscaped area. At least thirty percent (30%) of all required trees, excluding public park strip trees, shall be evergreens.

K. Trees are required in park strips along collector and arterial streets and shall be selected from and planted according to the city street tree plan. Trees shall be planted along the property side of the sidewalk on Redwood Road thirty feet (30') on center and six feet (6') from the sidewalk. Grass shall be planted and maintained in the park strip along Redwood Road.

L. Developments which are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included may be counted toward required open space



for the development. Waterways which traverse developments may be left open if properly landscaped and maintained. Any entity or agency having jurisdiction over said waterways must grant approval for any redevelopment of said waterways.

M. All development applications shall be accompanied by landscape plans prepared by a professional landscape architect. (Ord. 2016-05, 5-3-2016)

#### 17.54.170: ARCHITECTURAL STANDARDS:

A. The following architectural standards are required for the respective uses listed in the MU zones:

1. Single-family residential: Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage); minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling; minimum two thousand four hundred (2,400) square feet minimum dwelling unit size.
2. Multi-family residential: Brick or stone in the minimum amount of two feet (2') times perimeter of the foundation (including garage) and stucco; minimum five to twelve (5:12) roof pitch; minimum two (2) car garage (minimum 22 feet by 22 feet, or approximate approved equivalent) per dwelling; minimum two thousand four hundred (2,400) square feet per dwelling.
3. Small office, plant, institution or retail business (less than 5,000 square foot building): Minimum of fifty percent (50%) brick or stone; balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Decorative accents and trim of other materials are permitted with planning commission approval. Roofs to be hipped or gabled with minimum six to twelve (6:12) pitch.

B. All building materials shall be high quality, durable and low maintenance. All buildings and structures in MU zones shall be maintained in good condition.

C. Remodeling or refacing of buildings, except in R-2.5 developments, may not be commenced without the approval of the planning commission.

D. All masonry and concrete materials, except minimal foundations, shall be integrally colored.

E. Exterior walls of buildings, except for single-family dwellings, in excess of forty feet (40') in length, shall have relief features at least four inches (4") deep at planned intervals.

F. All sides of multi-family dwellings containing more than four (4) units shall receive similar design treatment.

G. Maximum height of all buildings in the MU zones shall be thirty five feet (35').

H. Signs shall meet requirements of title 16, chapter 16.36 of this code according to P-O zone standards for office uses and according to C-C zone standards for commercial uses and shall be constructed of materials which are compatible with the buildings which they identify.

I. All buildings and signs in individual developments shall possess a consistent architectural theme which reflects the character of the district in which they are located.

J. All buildings and structures shall be designed by a licensed professional architect.

K. Any site or building in MU zones believed by the city council to have historical significance shall be preserved for a maximum period of six (6) months upon written notification to the city that a change in use, redevelopment or demolition of the property is desired. The owner or developer of the subject site or building shall request that the city make a determination on the disposition of the property. If the city council determines that preservation is desired, negotiations should be undertaken and finalized within the six (6) month period. If negotiations to preserve the site or building are not completed or continued in a mutually acceptable manner within six (6) months, the building or site may be redeveloped, remodeled or demolished in conformance with the provisions of this chapter.

L. Attached garages on single-family residential corner lots may be located on the interior side of the lot or on the street side of the lot only if the garage is accessed directly from the side street. (Ord. 2016-05, 5-3-2016)

#### 17.54.180: PARKING AND ACCESS:

The following parking and access requirements shall apply in the MU zones:

- A. Parking areas and vehicle access shall meet the requirements of title 16, chapter 16.26 of this Code. Defined pedestrian access shall be provided between adjacent developments, buildings and parking areas as required by the Planning Commission. Sidewalks over which parked vehicles may overhang shall be at least six feet (6') wide on single parking rows and eight feet (8') wide between double loaded rows. Sidewalks shall be at least six inches (6") higher than driveway and parking surfaces. An eight foot (8') wide sidewalk shall be required along Redwood Road and shall be set back a minimum of two feet (2') from the right-of-way line. The eight foot (8') sidewalk



shall be considered landscaping for purposes of this chapter. Park strips (minimum 12 feet wide) between the sidewalk and the curb shall be landscaped and maintained with grass.

- B. If approved by the Planning Commission, cash may be paid to the City for future construction of improvements for roads which are designated for widening in the Transportation Master Plan.
- C. Access to public streets shall be approved by the City Engineer and, if a State road, by UDOT. Vehicle access to developments from collector and arterial streets shall be shared as required by the Planning Commission. Driveways and streets intercepting or intersecting the same collector or arterial street shall be separated by a minimum distance of three hundred feet (300'). Double frontage lots may be accessed only from a subdivision or neighborhood street, not from a collector or arterial street.
- D. Streets and related improvements shall be designed, constructed and dedicated according to State and/or City standards and according to the design widths established by the Transportation Master Plan and the Road and Bridge Design and Construction Standards of the City. Proposed streets on the Redwood Road Land Use Plan, or other acceptable alignments, shall be implemented with new development and shall be designed to right-of-way widths as specified by the City Council.
- E. New development shall make reasonable accommodation for mass transit facilities. The developer shall consult the State transit authority as required by the City.
- F. Easements, rights-of-way or improvements shall be provided for urban trails according to the City Trails Plan or as required by the Planning Commission.
- G. Loading areas shall be located at the rear of buildings and shall be separated from parking areas.
- H. Buildings shall be arranged in clusters to encourage pedestrian access. Areas between streets or parking areas and the building or at the center of the building cluster shall consist of sidewalks, plazas, landscaped planters with shade trees, benches, waste receptacles and other street furniture and amenities as approved and required by the Planning Commission. On street parking may be allowed in calculating the minimum parking requirement; provided, that sufficient street width is provided to accommodate said parking. (Ord. 2016-05, 5-3-2016)

#### **17.54.190: FENCING, SCREENING AND CLEAR VISION:**

The following fencing, screening and clear vision requirements shall apply in the MU Zones: (Ord. 2016-05, 5-3-2016)

- A. All mechanical equipment, antennas, loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as high as the receptacle itself, but not less than six feet (6') in height, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings. (Ord. 2017-22, 7-18-2017)
- B. Incompatible land uses shall be screened with six foot (6') vinyl, simulated wood or masonry fences as determined by the Planning Commission. A minimum six foot (6') decorative masonry wall is required between commercial or office zones and agricultural or residential zones. A higher fence or wall may be allowed or required by the Planning Commission in unusual circumstances. A building permit is required for fences or walls over six feet (6') high. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined by the Planning Commission.
- C. In residential developments and except for development perimeter fencing, no wall, fence or opaque hedge or screening material higher than six feet (6') shall be erected or maintained in any rear or side yard. Buffering and screening elements associated with a private recreation facility shall be exempt from this section.
- D. In residential developments, no wall, fence or screening material shall be erected between a street side building line and a street, except as required in subsection A of this section.
- E. Landscape materials, except for mature trees which are pruned at least seven feet (7') above the ground, and fences shall not exceed three feet (3') in height within a ten foot (10') triangular area formed by the edge of a driveway and the street right of way line or within a thirty foot (30') triangular area formed by the right of way lines of intersecting streets.
- F. Any wall or fence erected or maintained at the rear or side property line in residential developments adjacent to and parallel with a collector or arterial street shall be six feet (6') tall and shall be constructed in accordance with provisions for collector street fencing in section 16.04.200 of this code. A building permit is required for construction of a collector street fence. Construction drawings and brick samples are required. Collector street fences shall be installed so as to prevent weed growth between the fence and the public sidewalk. Other fences may be installed no closer than twenty feet (20') from any street right of way line, except as otherwise prohibited in this title. Proposed modifications to collector street fencing must be consistent with adjacent fencing provided that the



adjacent fencing meets requirements for collector street fencing. Proposed collector street fences may not be installed until reviewed by the community development director or his designee. (Ord. 2016-05, 5-3-2016)

#### 17.54.200: LIGHTING:

The following lighting requirements shall apply in the MU zones:

- A. A lighting plan shall be submitted with all new developments in the MU zones. Site lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
- B. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
- C. Lighting fixtures on public property shall be architectural grade. A single streetlight design, approved by the city council and the engineering department, will be used on the same street. (Ord. 2016-05, 5-3-2016)

#### 17.54.210: OTHER REQUIREMENTS:

- A. Private Covenants: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to city staff for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the city has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
  - 1. An opinion of legal counsel licensed to practice law in the state that the project meets requirements of state law.
  - 2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to city conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by city staff and approved by the planning commission.
  - 3. Language consistent with section 17.04.300 of this title.
- B. Grading And Drainage: All residential developments shall be graded according to the city's engineering and building requirements to provide adequate drainage in said developments. Buildings shall be equipped with facilities for the discharge of all roof drainage onto the subject lot or parcel.
- C. Maintenance: All private common areas in residential developments shall be properly maintained by the owners.
- D. Easements: Permanent buildings may not be located within a public easement.
- E. Phasing Plan: A project phasing plan shall be submitted for review by the planning commission at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the planning commission. (Ord. 2016-05, 5-3-2016)

#### 17.130.050: PLANNED DEVELOPMENT FLOATING ZONE:

##### 17.130.050.010: PURPOSE:

The purpose of the Planned Development Floating Zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The City Council shall consider the purpose of the base zone and the impacts on and from surrounding properties when approving a PD District. (Ord. 2016-05, 5-3-2016)

##### 17.130.050.020: ESTABLISHMENT:

###### A. Procedure:

- 1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the



development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.

2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. The development plan shall be approved by development agreement in conjunction with the rezoning approval. (Ord. 2016-05, 5-3-2016)
3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

#### B. Development Plan Requirements:

1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.
3. A development plan shall also include:
  - a. Site plan/conceptual subdivision plan;
  - b. Circulation and access plan;
  - c. Building elevations, materials, and colors;
  - d. Landscape and open space plan;
  - e. Signage plan;
  - f. Lighting plan; and
  - g. Allowed uses.

#### C. Prohibited:

1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.
2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).

#### D. Effect Of Approval:

1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan. (Ord. 2016-05, 5-3-2016)
4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on surrounding properties. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)

#### E. Vested Rights:

1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District. (Ord. 2016-05, 5-3-2016)
2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050. (Ord. 2016-05, 5-3-2016; amd. Ord. 2019-01, 3-5-2019)



**Exhibit D**

(Resolution R2019-35)

Executed version to be inserted without Exhibit 1



EXHIBIT E  
BUILDING HEIGHT RESTRICTION

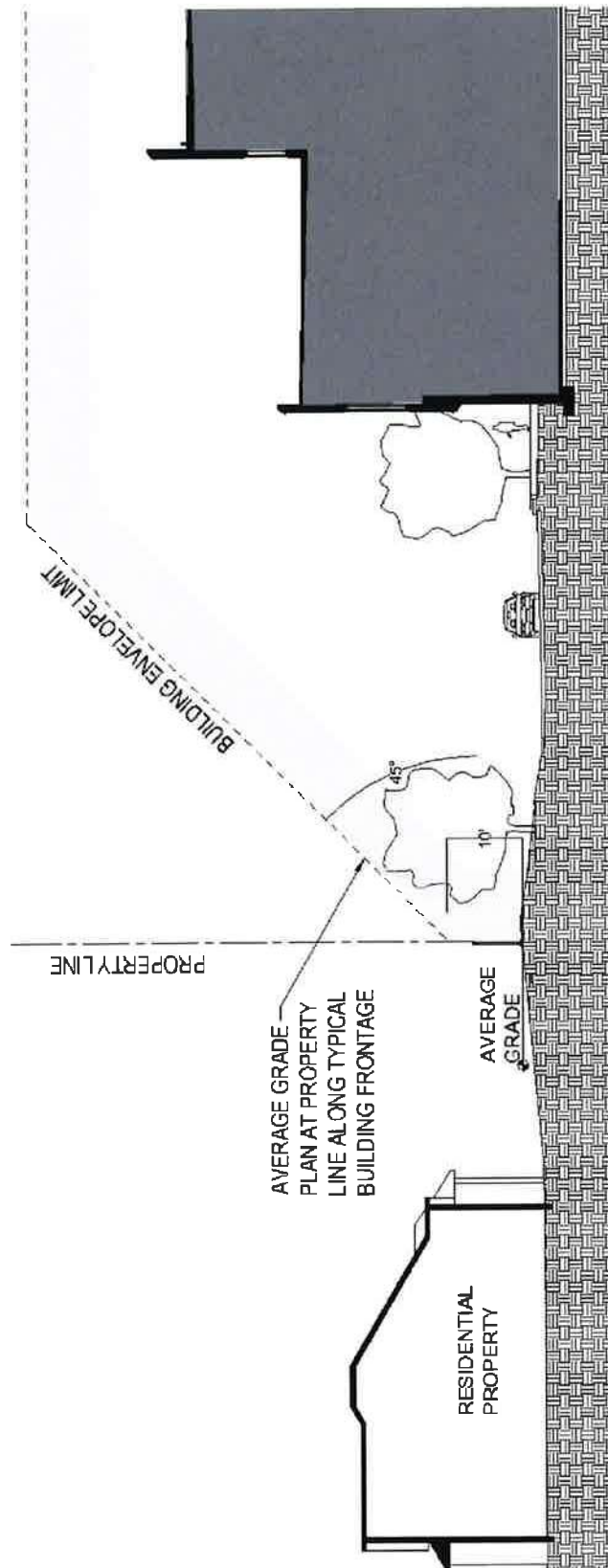




EXHIBIT F  
SOUTH CAMPUS PROPERTY

(Legal Description of the Property)

**Parcel No. 27-10-377-001:**

BEG S 391 FT & W 53 FT FR NE COR OF SE 1/4 OF SW 1/4 OF SEC 10, T 3S, R 1W, SLM; S 85.33 FT; W 774.99 FT, M OR L TO CEN OF UTAH & SALT LAKE CANAL; NW'LY ALG SD CANAL TO A PT W 953.865 FT FR NE COR OF SE 1/4 OF SW 1/4 OF SD SEC 10; E 356.4 FT; S 8°50'40" E 147.62 FT; W 28.14 FT; S 120 FT; E 30FT; S 126 FT; E 520 FT TO BEG. 4.16 AC M OR L. 3809-0482 3887-142 7429-1924 8602-7909 8813-5298 8797-334 9097-3793

**Parcel No. 27-10-377-029:**

BEG 265.86 FT S & 53 FT W FR NE COR OF SE 1/4 OF SW 1/4 OF SEC 10, T 3S, R 1W, SLM; W 520 FT; S 126 FT; E 320 FT; N 110FT; E 200 FT; N 16 FT TO BEG. ALSO BEG S 281.86 FT & W 53 FT FR NE COR OF THE SE 1/4 OF THE SW 1/4 OF SEC 10, T 3S, R 1W, SLM; W 200 FT; S 109.14 FT; E 200 FT; N 109.14 FT TO BEG. 1.50 AC.

**Parcel No. 27-10-377-004:**

BEG S 145.86 FT & W 53 FT FR NE COR OF SE 1/4 OF SW 1/4 SEC 10, T 3S, R 1W, SLM; W 550 FT; S 120 FT; E 550 FT; N 120 FT TO BEG. 1.51 AC. 8532-6174 8602-7934 8813-5298 8797-0337 8851-8462 9543-7332 10105-4056



EXHIBIT B



















# MERIT MEDICAL LIGHTING PLAN

Exhibit B to First Amendment to Development Agreement

JULY 2023







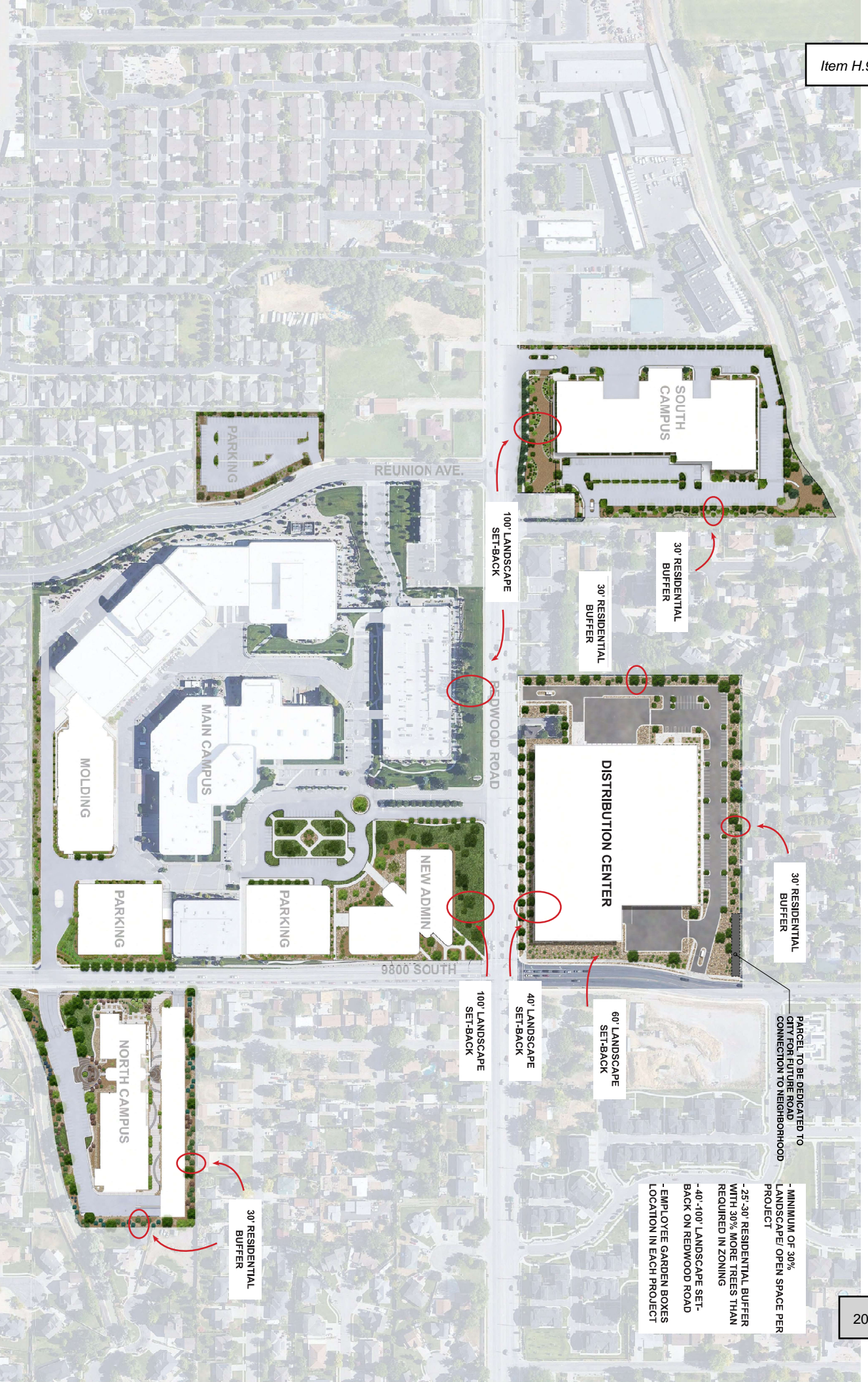
**MERIT MEDICAL SIGNAGE LOCATION PLAN**

Exhibit B to First Amendment to Development Agreement

JULY 2023





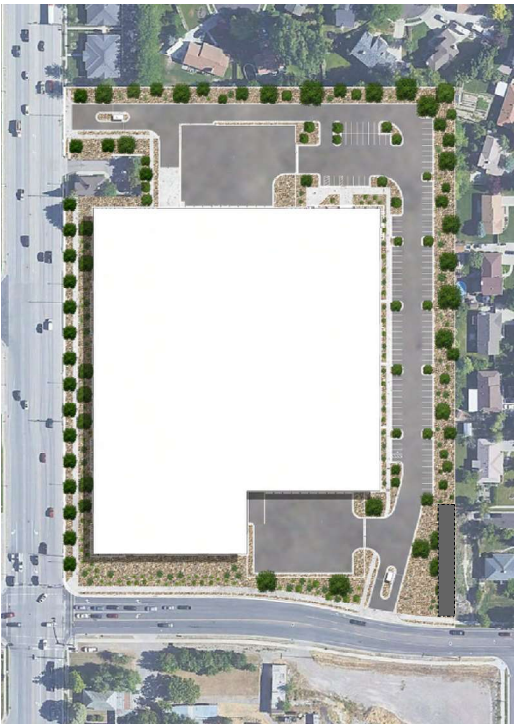






PARCEL TO BE DEDICATED TO  
CITY FOR FUTURE ROAD  
CONNECTION TO NEIGHBORHOOD





## Project Details

Total Building Area - 225,000 sq. ft.

Total Site Area - 502,985 sq. ft. / 11.5 acres

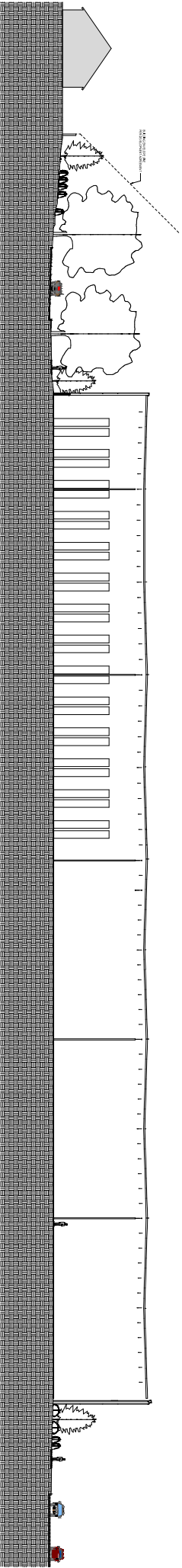
Total Stalls Provided - 120

Total Landscaping Area - 120,551 sq. ft. / 2.8 acres

Building Distance To West Lot Line - 116 feet

Building Distance From South Lot Line - 190 feet

- MINIMUM 30'-0" LANDSCAPE BUFFER TO RESIDENTIAL
- VERY MINIMAL LIGHT INTRUSION TO NEIGHBORS
- DELIVERY BAYS SCREENED
- SECURITY PROVIDED





# **SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT**

**Meeting Date: 12/12/2023**

**Issue:**           **DEVUAL REZONE**  
**Rezone from Agricultural (A-5) to Residential (R-1.8)**

**Address:**       **2530 W. 10950 S.**  
**File No:**       **PLZBA202300197**  
**Applicant:**    **Robbie Pope (Authorized Representative)**

**Submitted by:** **Andrew McDonald, Planner I**  
**Shane Greenwood, Supervising Engineer**

**Staff Recommendation (Motion Ready):** Based on the findings in this report, I move that the Planning Commission forward a recommendation to the City Council to **approve** Ordinance 2024-01-Z; rezoning the subject property from A-5 to R-1.8

**ACREAGE:**                               Approximately .92 (acres)  
**CURRENT ZONE:**                       A-5  
**FUTURE LAND USE PLAN:**           SN (Stable Neighborhood)  
**NEIGHBORING ZONES:**           North – R-1.8  
   East – A-5  
   South – R-1.8  
   West – R-1.8

## **REZONE REVIEW STANDARDS:**

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

City Code § 17.22.020

The Planning Commission shall receive public comment at the public hearing regarding the proposed rezoning and make a recommendation on the rezoning to the City Council.

See City Code § 17.22.040



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## **BACKGROUND:**

Robbie Pope (on behalf of the property owner) has submitted an application to rezone the subject property. The property currently is zoned A-5 (Agricultural, minimum 5 acre lot. The applicant requests a rezone to R-1.8 (Residential, 1.8 units per acre) surrounding adjacent properties to the north, west, and south are already zoned R-1.8. The property adjacent to the east is currently zoned A-5.

Currently, properties in the A-5 Zone are allowed to have a maximum building coverage (includes the home, and accessory buildings and structures) of 20% of the lot area. This contrasts with the R-1.8 Zone, which allows a maximum of 40%. The property owner would like to rezone their property to utilize this larger coverage restriction.

The subject property is already developed with a single-family home. The home will remain. The subject property does not qualify for flag lot development, and is not being proposed with this application. No additional home construction will occur. The existing-future-land use is SN (Stable Neighborhood), and will not be amended with this application. There is no development agreement proposed or required for this application.

This application is scheduled to be presented to the City Council during the regular meeting scheduled for January 16, 2024.

## **ANALYSIS, CONCLUSION & RECOMMENDATION:**

### **Analysis:**

- The application meets the rezone standards of review.
- The rezone will bring the subject property into compliance with City Code.
- The rezone from A-5 to R-1.8 is consistent with the General Plan and the neighborhood.

### **Conclusion:**

The rezone is consistent with the General Plan, and City Code and should be approved.

### **Recommendation:**

Staff recommends that the Planning Commission take comments at the public hearing; and **recommend approval** of the application (File # PLZBA202300197) to City Council, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

## **ALTERNATIVES:**

- Recommend approval of an amended application.



- Recommend denial of the application.
- Schedule the application for a decision at some future date

**SUPPORT MATERIALS:**

- Location & Current Zoning Map
- Ordinance 2024-01-Z
- Public Mailing Notice

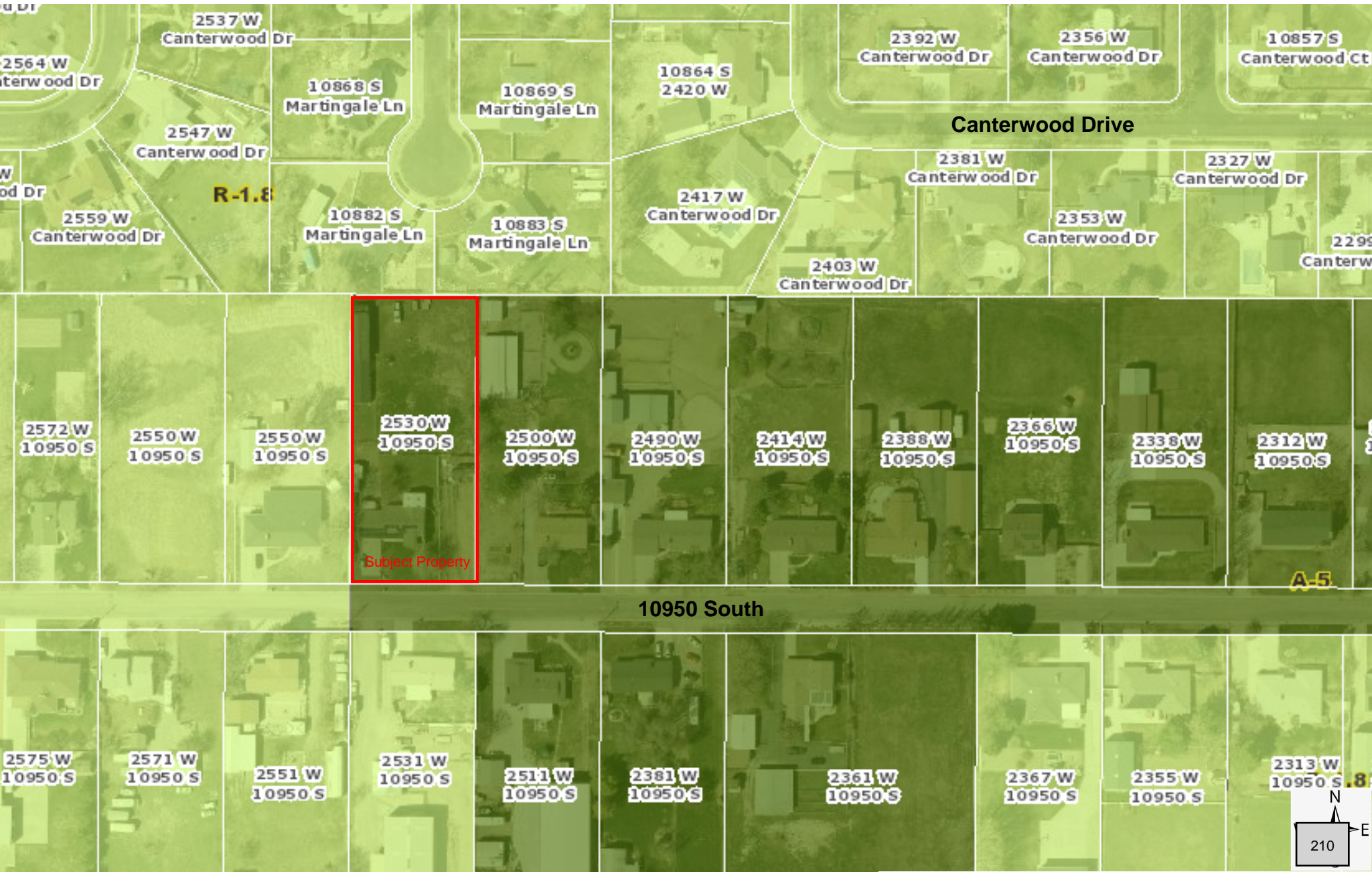


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Andrew McDonald, AICP Candidate  
Planner I, Planning Department



# Current Zoning Map





**ORDINANCE NO. 2024 – 01–Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY, GENERALLY LOCATED AT 2560 WEST 10950 SOUTH, FROM A-5 (AGRICULTURAL) ZONE TO R-1.8 (RESIDENTIAL) ZONE; ROBBIE POPE (APPLICANT)**

**WHEREAS**, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

**WHEREAS**, the Applicant, Robbie Pope, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A** and located generally at 2560 West 10950 South; and

**WHEREAS**, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing concerning the proposed rezoning; and

**WHEREAS**, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Rezone.** The property described in Application PLZBA202300197 filed by Robbie Pope, located at 2560 W. 10950 S. in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone) to the R-1.8 (Residential) Zone, on property described in the attached **Exhibit A**.

**SECTION 2. Filing of Zoning Map.** The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

**SECTION 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 4. Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]



**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney



**EXHIBIT A**

(Property Description)

**Parcel ID: 27164510100000**

BEG 1452 FT W & 330 FT N FR SE COR SEC 16, T 3S, R 1W, S L M; N 330 FT; W 132 FT;  
 S 330 FT; E 132 FT TO BEG. 1 AC M OR L 4873-741 5668- 1897 6067-2635 7060-820  
 8227-2134 8263-5392 10469-6066 10469-6068

(Zoning Map)









Dawn R. Ramsey, *Mayor*  
 Patrick Harris, *Council Member*  
 Bradley G. Marlor, *Council Member*  
 Donald J. Shelton, *Council Member*  
 Tamara Zander, *Council Member*  
 Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

## NOTICE OF PUBLIC HEARING

December 1st, 2023

Dear Recipient:

Robbie Pope, on behalf of property owner has filed an application (File #**PLZBA202300197**) at **2530 W. 10950 S.** The applicant is requesting that the South Jordan City Planning Commission review and forward a recommendation to the City Council to rezone the subject property from the Agricultural (A-5) Zone to the Residential (R-1.8) Zone; so that the subject property is consistent with the surrounding adjacent properties that are already zoned R-1.8.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday December 12th, 2023; and at 6:30 p.m. on Tuesday January 16, 2024** for the South Jordan City Council in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon on individual's internet connection, not the City.

Public comments may be submitted by in writing by mail or by emailing Andrew McDonald at **[amcdonald@sjc.utah.gov](mailto:amcdonald@sjc.utah.gov)**, **by 12:00 p.m. on December 12th, 2023 for the Planning Commission and by 12:00 p.m. on January 16, 2024 for City Council**. This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments**. Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.



Respectfully,  
Andrew McDonald, AICP Candidate  
City of South Jordan Planning Department  
Location Map of Subject Property





# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12/12/2023**

- Issue:** **GLENMOOR GOLF CLUB**
- **CORRECTION TO EXHIBIT A OF GLENMOOR GOLF CLUB DEVELOPMENT AGREEMENT**
  - **NORTH PARCEL: LAND USE AMENDMENT FROM OPEN SPACE (OS) TO ECONOMIC CENTER (EC); REZONE FROM OPEN SPACE-PARKS (OS-P) TO COMMERCIAL-COMMUNITY PLANNED DEVELOPMENT (C-C (PD))**
  - **SOUTH PARCEL: LAND USE AMENDMENT FROM STABLE NEIGHBORHOOD (SN) TO ECONOMIC CENTER (EC); REZONE FROM RESIDENTIAL-MULTIPLE-6 PLANNED DEVELOPMENT (RM-6 (PD)) TO COMMERCIAL-COMMUNITY PLANNED DEVELOPMENT (C-C (PD))**

**Address:** 9800 S. 4800 W.  
**File No:** PLZBA202300207  
**Applicant:** Kirk Young, Glenmoor Golf Club

Submitted by: Steven Schaefermeyer, Director of Planning

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## **Staff Recommendation (motion ready):**

1. Development Agreement – I move the Planning Commission forward a recommendation to the City Council to approve Resolution R2024-02, correcting Exhibit A of the Glenmoor Golf Club Development Agreement.
2. Land Use Amendment – I move that the Planning Commission forward a recommendation to the City Council to approve the land use amendment Resolution R2024-03.
3. Zone Change – I move that the Planning Commission forward a recommendation to the City Council to approve the rezone Ordinance No. 2024-02-Z.

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## **STANDARD OF APPROVAL:**

### **1. LAND USE AMENDMENT**

The general plan may be amended by resolution of the City Council as follows:

- A. The process to amend the general plan and future land use map may be initiated by members of the City Council, by the City Manager or Community Development Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the city may not be reinitiated for an amendment



which was considered within the previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties.

- B. The planning commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The planning commission shall then forward the proposed general plan amendment to the city council.
- C. After receiving the recommendation of the planning commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

(City Code §17.12.030)

## 2. REZONE:

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code §17.22.020)

The Planning Commission shall receive public comment at the public hearing regarding the proposed rezoning and make a recommendation on the rezoning to the City Council. (See City Code §17.22.040)

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## APPLICATION:

This application proposes to amend the land use and zoning designations on two small parcels—the North Parcel and the South Parcel—located on a portion of the Glenmoor Golf Club along 4800 West. The North Parcel contains 8,527 square feet (0.196 acres), and the proposal is to amend the land use from Stable Neighborhood (SN) to Economic Center (EC) and the zone from Open Space-Parks (OS-P) to Commercial-Community Planned Development (C-C (PD)). The South Parcel contains 40,223 square feet (0.923 acres), and the proposal is to amend the land use from Open Space (OS) to Economic Center (EC) and the zone from Residential-Multiple-6 Planned Development (RM-6-PD) to Commercial-Community Planned Development (C-C (PD)).

The application also proposes correcting Exhibit A to the Glenmoor Golf Club Development Agreement to include these parcels. The proposed amendment simply adds the property



descriptions for the North and South Parcels to the development agreement, which makes them subject to the agreement as originally intended by the Applicant and City.

### **BACKGROUND:**

On October 24, 2023 the South Jordan Planning Commission recommended approval a development agreement, land use amendment and rezone for a commercial development, including a hotel, located near the main entrance to the Glenmoor Golf Club. On November 7, 2023 the South Jordan City Council agreed with the Commission's recommendation and approved the development agreement, land use amendment and rezone. This approval did not include the clubhouse, existing buildings, fairways or the driving range.

Although the illustrations, maps and materials presented to the City Council and included in the development agreement make clear what property was included in the proposed development, the property legal description used for the development agreement, land use amendment and rezone was incorrect. Small portions of property intended to be included were inadvertently excluded from the legal description.

To correct this mistake, the Applicant provided the City legal descriptions for the missing properties. The current application proposes to amend the land use designation and zoning for those properties, and to fix the legal description in the development agreement. The proposal is a technicality that amends the land use and rezones all the missing properties that the Applicant originally intended to be included in the City Council's November 7 approval. The Applicant is not proposing other additions or changes to the approved development agreement.

### **STAFF FINDINGS, CONCLUSION & RECOMMENDATION:**

#### **Findings:**

- Recommending that the City Council correct Exhibit A to development agreement and approve the land use amendment and rezone is in keeping with the original intent and purpose of the Commission's recommendation to approve the project and the Council's November 7, 2023 approval.
- The current application is a necessary, simple and technical fix to the already approved commercial development.
- The current application does not propose changing the development that the Applicant presented to Glenmoor's neighbors, the Planning Commission and the City Council.
- The requirements and obligations outlined in the approved development agreement, together with the proposed amendment, will provide greater predictability for the City and the Applicant regarding the future development and preservation of Glenmoor Golf Club.

#### **Conclusion:**

The application meets the standards of review listed in this report and the City Code requirements.



**Recommendation:**

Staff recommends that the Planning Commission take comments at the public hearing; and **recommend approval** of the application (File # PLZBA202300207) to City Council, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**ALTERNATIVES:**

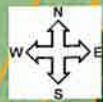
- Recommend denial of the application
- Schedule the application for a decision at a future date

**SUPPORT MATERIALS:**

- Proposed Land Use Map Amendment
- Proposed Zoning Map Amendment
- Resolution R2024-03 (Glenmoor Golf Club Development Agreement Correction)
- Resolution R2024-02 (Land Use Amendment)
- Ordinance No. 2024-02-Z (Zoning Amendment)

  
\_\_\_\_\_  
Steven Schaefermeyer  
Director of Planning





NA

0 100 200 300 400  
Feet

# Glenmoor Golf Course Land Use Amendment

Item I.2.

Amend Land Use from OS  
to Economic Center (EC)

Amend Land Use to Economic Center (EC)  
Approved by City Council  
7 November 2023

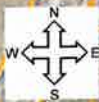
Amend Land Use from SN  
to Economic Center (EC)

Bingham Creek Park Rd

Source: City of South Jordan GIS  
Produced: 6 December 2023  
Aerial Imagery: 2023  
Page Size: 8.5x11

- Current Parcels
- Stable Neighborhood
- Natural Area
- Open Space





0 100 200 300 400 Feet

Item I.2.



Current Parcels

Proposed Rezone to C-C(PD)

Rezone to C-C(PD)  
Approved by City Council  
7 November 2023

Rezone to OS-P  
Approved by City Council  
7 November 2023

Proposed Rezone to C-C(PD)

Bingham Creek Park Rd

Source: City of South Jordan GIS  
Produced: 29 November 2023  
Aerial Imagery: 2023  
Page Size: 8.5x11



**RESOLUTION R2024-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN THE NOVEMBER 2023 GLENMOOR GOLF CLUB AGREEMENT PERTAINING TO PROPERTY LOCATED AT APPROXIMATELY 9800 SOUTH 4800 WEST WITH A CORRECTED EXHIBIT A; KIRK YOUNG (APPLICANT).**

**WHEREAS**, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the “City”) and is authorized to enter into development agreements that it considers are necessary and appropriate for the use and development of land within the City; and

**WHEREAS**, on or about November 7, 2023 the City Council of the City of South Jordan (“City Council”) approved the Mayor of the City of South Jordan (“Mayor”) to sign a development agreement on behalf of the City with Glenmoor DH, LLC and Glenmoor FHC, LLC (the “Developer”) (the “Agreement”); and

**WHEREAS**, the City and the Developer desire to fix the property legal description in Exhibit A to the Agreement to add small pieces of property that were inadvertently excluded from the legal description and that the parties always intended would be subject to the Agreement; and

**WHEREAS**, the South Jordan Planning Commission reviewed the proposed corrected Agreement and made a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing concerning the proposed corrected Agreement; and

**WHEREAS**, the City Council has determined that it is in the best interest of the public health, safety and welfare of the City to authorize the Mayor to sign the Agreement that has a corrected Exhibit A.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Authorization to sign Agreement that has a corrected Exhibit A.** The City Council hereby authorizes the Mayor to sign the Agreement that has a corrected Exhibit A that includes the property legal descriptions in the attached **Exhibit 1**.

**SECTION 2. Severability.** If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

**SECTION 3. Effective Date.** This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]



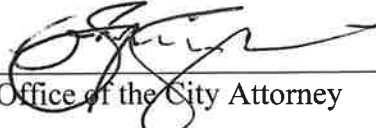
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

  
\_\_\_\_\_  
Office of the City Attorney



**EXHIBIT 1**

(Property Descriptions)

**North Parcel:**

Beginning at a point being South 00°12'56" West 172.34 feet along the section line from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°47'04" East 153.07 feet;  
thence South 00°12'56" West 55.75 feet;  
thence North 89°45'04" West 153.07 feet;  
thence North 00°12'56" East 55.66 feet to the point of beginning.

Contains 8,527 Square Feet or 0.196 Acres

**South Parcel**

Beginning at a point being South 00°12'56" West 960.29 feet along the section line and East 32.96 feet from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°46'54" East 361.99 feet;  
thence South 00°12'58" West 111.21 feet;  
thence North 89°45'05" West 361.99 feet;  
thence North 00°12'56" East 111.02 feet to the point of beginning.

Contains 40,223 Square Feet or 0.923 Acres



**RESOLUTION R2024-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM OPEN SPACE (OS) (NORTH PARCEL) AND STABLE NEIGHBORHOOD (SN) (SOUTH PARCEL) TO ECONOMIC CENTER (EC) ON PROPERTIES LOCATED AT APPROXIMATELY 9800 SOUTH 4800 WEST; KIRK YOUNG (APPLICANT).**

**WHEREAS**, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and the General Plan of the City of South Jordan (“Land Use Map”); and

**WHEREAS**, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on two small properties located at 9800 S. 4800 W. from Open Space (OS) (North Parcel) and Stable Neighborhood (SN) (South Parcel) to Economic Center (EC); and

**WHEREAS**, on November 7, 2023 the City Council approved a similar amendment to adjacent property and this current amendment is in keeping with the original intent and purpose of that approval; and

**WHEREAS**, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing concerning the proposed amendment; and

**WHEREAS**, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Amendment.** The land use designation of the Land Use Map of properties described in Application PLZBA202300207, which is located at approximately 9800 S. 4800 W. in the City of South Jordan, Utah, is hereby changed from Open Space (OS) (North Parcel) and Stable Neighborhood (SN) (South Parcel) to Economic Center (EC), as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

**SECTION 2. Effective Date.** This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]




**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

  
Office of the City Attorney



**EXHIBIT A**

(Property Descriptions)

**North Parcel:**

Beginning at a point being South 00°12'56" West 172.34 feet along the section line from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°47'04" East 153.07 feet;  
thence South 00°12'56" West 55.75 feet;  
thence North 89°45'04" West 153.07 feet;  
thence North 00°12'56" East 55.66 feet to the point of beginning.

Contains 8,527 Square Feet or 0.196 Acres

**South Parcel**

Beginning at a point being South 00°12'56" West 960.29 feet along the section line and East 32.96 feet from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°46'54" East 361.99 feet;  
thence South 00°12'58" West 111.21 feet;  
thence North 89°45'05" West 361.99 feet;  
thence North 00°12'56" East 111.02 feet to the point of beginning.

Contains 40,223 Square Feet or 0.923 Acres



**EXHIBIT B**

(Property Location Map)





## ORDINANCE NO. 2024-02-Z

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT APPROXIMATELY 9800 SOUTH 4800 WEST FROM THE OPEN SPACE-PARKS (OS-P) ZONE (NORTH PARCEL) AND THE RESIDENTIAL-MULTIPLE-6 PLANNED DEVELOPMENT (R-M-6 (PD)) ZONE (SOUTH PARCEL) TO THE COMMERCIAL-COMMUNITY PLANNED DEVELOPMENT (C-C (PD)) ZONE; KIRK YOUNG (APPLICANT).**

**WHEREAS**, the City Council of the City of South Jordan ("City Council") has adopted the Planning and Zoning Ordinance of the City of South Jordan (Title 17 of the South Jordan City Municipal Code) with the accompanying Zoning Map; and

**WHEREAS**, the Applicant requested that the City Council amend the Zoning Map by rezoning properties located at approximately 9800 S. 4800 W. from the Open Space-Parks (OS-P) Zone (North Parcel) and the Residential-Multiple-6 Planned Development (R-M-6 (PD)) Zone (South Parcel) to the Commercial-Community Planned Development (C-C (PD)) Zone; and

**WHEREAS**, on November 7, 2023 the City Council approved a similar rezoning to adjacent property and this rezone is in keeping with the original intent and purpose of that approval; and

**WHEREAS**, the South Jordan Planning Commission reviewed Applicant's proposed rezoning and made a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing concerning the proposed rezoning; and

**WHEREAS**, the City Council finds that the rezoning as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Rezone of North Parcel.** The zone of property described in Application PLZBA202300207 as the "North Parcel," which is located at approximately 9800 S. 4800 W. in the City of South Jordan, Utah, is hereby changed from the Open Space-Parks (OS-P) Zone to the Commercial-Community Planned Development (C-C (PD)) Zone, as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

**SECTION 2. Rezone of South Parcel.** The zone of property described in Application PLZBA202300207 as the "North Parcel," which is located at approximately 9800 S. 4800 W. in the City of South Jordan, Utah, is hereby changed from the Residential-Multiple-6 Planned Development (R-M-6 (PD)) Zone to the Commercial-Community Planned Development (C-C (PD)) Zone, as described in **Exhibit A** and shown on the map attached as **Exhibit B**.

**SECTION 3. Filing of Zoning Map.** The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.



**SECTION 4. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 5. Effective Date.** This Ordinance shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]



**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

  
\_\_\_\_\_  
Office of the City Attorney



**EXHIBIT A**

(Property Descriptions)

**North Parcel:**

Beginning at a point being South 00°12'56" West 172.34 feet along the section line from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°47'04" East 153.07 feet;  
thence South 00°12'56" West 55.75 feet;  
thence North 89°45'04" West 153.07 feet;  
thence North 00°12'56" East 55.66 feet to the point of beginning.

Contains 8,527 Square Feet or 0.196 Acres

**South Parcel**

Beginning at a point being South 00°12'56" West 960.29 feet along the section line and East 32.96 feet from the West Quarter Corner of Section 7, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running

thence South 89°46'54" East 361.99 feet;  
thence South 00°12'58" West 111.21 feet;  
thence North 89°45'05" West 361.99 feet;  
thence North 00°12'56" East 111.02 feet to the point of beginning.

Contains 40,223 Square Feet or 0.923 Acres



**EXHIBIT B**

(Property Location Map)

